



MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 5, 2017

RE: Offer to Purchase – Lot 8, Southpoint Commerce Park, Plat 1 – Alco Tech

The City of Appleton has received an Offer to Purchase from Alco Tech, for Lot 8, Southpoint Commerce Park Plat Number 1, comprised of approximately 3.34 acres for a price of \$150,300.00 (\$45,000.00 per acre). The proposed closing date, per the contract, is by June 30, 2017.

Custom Offsets would occupy the proposed light industrial building with office, warehouse, showroom, and shop space of approximately 17,000 square feet.

The offer to purchase is for the full asking price and was facilitated by a commercial real estate broker. The City's commission policy provides for commissions of 8% of the purchase price. There is one additional provision of note listed on lines 526 through 528:

“The City of Appleton agrees to reimburse Buyer 50% of the Purchase Price. Said Reimbursement will be in the form of a check and received by Buyer within 10 days after occupancy permit is granted.”

The City's investment in this project would be memorialized by a Development Agreement between the City of Appleton and Alco Tech.

Staff Recommendation:

Acceptance of the Offer-To-Purchase of Lot 8, Southpoint Commerce Park, Plat 1 from Alco Tech for \$150,300.00 (\$45,000.00 per acre), comprised of approximately 3.34 acres, and staff authorization to negotiate and execute a development or like agreement providing City investment in the project of up to 50% of the land purchase amount (50% of \$150,300.00 = \$75,150.00) **BE APPROVED.**