



MEMORANDUM

TO: CEDC and Finance Committee

FROM: Karen Harkness, Director of Community & Economic Development

DATE: September 16, 2016

RE: Offer to Purchase - 210 W. Edgewood Drive

210 W. Edgewood Drive is currently in the Town of Grand Chute and connects to the City of Appleton via Edgewood Drive. It is located south of Broadway Drive, east of Richmond Street, and west of Meade Street. Please see the attached map for location of this property. The site currently has a single-family residential home, a barn and sits on 19.41 acres.

This site is shown on the City's Future Land Use Map as Business/Industrial. The NE Lift Station is scheduled to be built just north of this site. Spartan Drive is officially mapped to the north of this property, and Sommers Drive is officially mapped to the west.

Annexation of the site is consistent with the boundary agreement with the Town of Grand Chute, and purchase of this property provides the City with control of its future land use in this growth corridor.

Prior to making this offer to purchase, the Community and Economic Development staff analyzed comparable sales data and reviewed growth trends, the Comprehensive Plan 2010-2030, utility and infrastructure access, and the needs of the community.

The Comprehensive Plan states:

Objective 9.4.1 "Ensure a continued adequate supply of industrial and commercial land to sustain new business development."

Objective 9.4.2 "Proactively acquire property targeted for redevelopment and develop a land bank to assist in property assembly."

After this detailed analysis, an offer to purchase for \$600,000 was submitted August 26, 2016. This was calculated at \$30,911.90 at 19.41 acres and it shall be reduced upon confirmation of wetlands, up to a maximum of 1.5 acres of wetlands which shall be equal to a maximum possible reduction in the purchase price of no more than \$46,367.84. The following are contingencies:

- Approval of this offer to purchase via the City's approval process on or before October 6, 2016.

- Inspection of home and barn to buyer's satisfaction, including radon/well/septic/holding tank testing.
- Land feasibility study, including but not limited to, wetland delineation, phase 1, etc.
- Buyer being able to review and being satisfied with any land leases, encumbrances, easements or agreements/MOU, within 20 business days of this Offer to Purchase.
- Seller to occupy home payment free for up to one year.
- Seller to have the right to remove personal property stored in the barn.
- Buyer will be responsible for conversion costs or assessments.

The Industrial Park Land fund is the clearinghouse for the City's industrial and business park land sale revenue, acquisition of associated land, debt service from prior acquisition and land development costs associated with industrial/business park infrastructure. The fund balance in the Industrial Park Land Fund as of September 16, 2016 is \$1,524,300 and monies from this fund would be used to purchase this property as well as \$10,000 for due diligence as outlined in the contingencies.

Staff Recommendation:

The City approves the offer to purchase of 210 W. Edgewood Drive and authorizes the budget adjustment from the Industrial Park Land Fund for the associated acquisition and due diligence costs not to exceed \$610,000.00.