



Legislation Details (With Text)

File #:	ID#17-4062	Version:	1	Name:	Surplus Property Declaration for Sale - Thornton Road
Type:	Action Item	Status:	Passed		
File created:	11/7/2017	In control:	Public Works		
On agenda:	12/7/2017	Final action:	12/7/2017		
Title:	Declare surplus for the purpose of sale, through Invitation to Bid 05-18, real property formerly used as city right-of-way located in Section 17, Township 29 South, Range 16 East whereby the successful bidder will assemble the property with meaningful development with an express prohibition against the parcel becoming an uneconomic remainder.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sketch and Description, 2. Location Map - Thornton Rd

Date	Ver.	Action By	Action	Result
12/7/2017	1	City Council		
12/4/2017	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Declare surplus for the purpose of sale, through Invitation to Bid 05-18, real property formerly used as city right-of-way located in Section 17, Township 29 South, Range 16 East whereby the successful bidder will assemble the property with meaningful development with an express prohibition against the parcel becoming an uneconomic remainder.

SUMMARY:

November 12, 1968, the City of Clearwater acquired this strip of land, which runs along the east side of Thornton Road, to use for Right-of-Way purposes. The adjacent property owner expressed interest in acquiring this piece of land to support the parking lot on their site.

This strip of land runs along the east side of Thornton Road and is approximately 10 ft. by 900 ft. Its size and shape impose limitations on potential land uses. Any meaningful development of the property will require the use of adjacent lands.

An independent appraisal was performed on the property on April 20, 2017 by Jim Millspaugh and Associates. This appraisal report determined that the fair market value is \$230,000. Per City Charter 2.01, real property declared surplus shall be sold to the party submitting the highest competitive bid above the appraised value whose bid meets the terms set by City Council and whose proposed use of the property is in accordance with the Council's stated purpose for declaring the property surplus.