

Agenda Item 24-0518 (Julie Emslie)

Resolution amending the sale agreement of City owned surplus property on Kinney Coulee Rd, parcel 17-10575-63, to Sarah and Dylan Delagrave.

General Location

This parcel is adjacent to the International Business Park on the southeast corner. It is in City District 2.

Background Information

The Council approved the sale of this property to Sarah & Dylan Delagrave at the December 2024 meeting for \$211,000. Prior to closing on the sale of the property, the Delagraves completed a Design Phase Geotechnical Report on the property which identified unsuitable subsurface soils that require significant correction prior to the planned building improvement on the property. A letter from the Delagrave's General Contractor, DBS group, is attached to this legislation. This letter outlines the level of correction that is needed, and costs associated with this correction.

Due to the corrections needed, the Delagraves have requested a lowered sale price of \$180,000 and an extension to their construction timeline. \$180,000 is within the range of estimated value provided by the City Assessor.

Recommendation of Other Boards and Commissions

This will be reviewed by the Board of Public Works at the April 29, 2024, meeting.

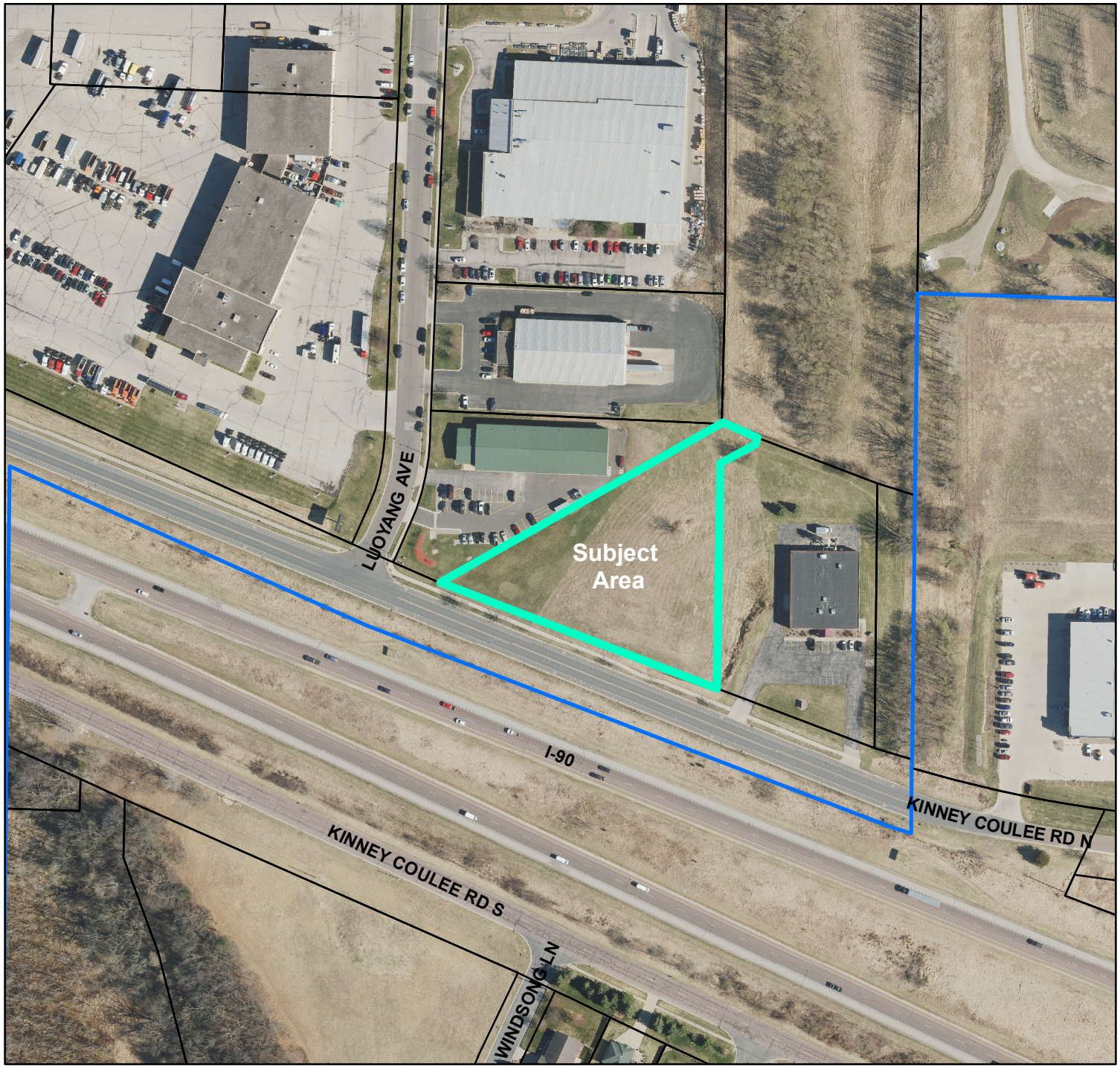
Consistency with Adopted Comprehensive Plan

Although not included in the boundary of the International Business Park, this parcel is identified in district D-6, International Business Park in the Comprehensive Plan. Development in the industrial/business parks is encouraged in the Comprehensive Plan and this proposed use would be complementary to this area.

Staff Recommendation

Approval

Routing F&P 5.2.24



BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



