



CITY COUNCIL AGENDA ITEM

Date: February 16, 2016

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: UPDATE: Sale of Surplus City Parcels

City Council approved the sale of eleven (11) City owned remnant parcels on April 7, 2014. The development potential of the parcels fell into 2 categories: buildable and those whose development potential would best be realized if combined with an adjacent property.

5 BUILDABLE PARCELS

Of the 11 parcels, 5 were deemed buildable parcels and offered for sale to the public. Bid documents were upload to MITN.info with a bid deadline date of December 18, 2014. Four of the five properties received bids and City Council approved the highest bids at their January 12, 2015 meeting. Staff has closed on all four parcels that received bids.

Total sale amount for buildable parcels is \$357,500.

6 ASSEMBLAGE PARCELS

Staff sent letters to owners of properties that abut City owned parcels. Only one parcel has sold to date (598 E. Maple). A second Offer to Purchase is being presented to City Council for approval at their February 22, 2016 meeting.

Total sale amount for assemblage parcels is \$42,300.

Total proceeds from this phase of remnant parcel sales is \$399,800. Of these, \$177,500 are funds generated from properties originally acquired with federal funds for road widening projects. Overall the City of Troy has generated over \$3 million dollars from the sale of parcels that were originally acquired with federal funds.

According to MDOT and Federal Regulations, all proceeds from these sales are to be made available for other federally funded transportation projects, including land acquisition.

DEVELOPMENT POTENTIAL	PIN	ADDRESS/LOCATION	ZONING	ACRE	APPRAISED AMOUNT	Highest Bid/Sale Amount	STATUS
Buildable	88-20-03-126-006	6972 Donaldson	R-1B	0.95	\$55,000	\$107,500	Closed Deed recorded
Buildable	88-20-20-226-038	Engineering Field Office/Boulan Park	CF	0.56	\$80,000	\$130,000	Closed Deed recorded
Buildable	88-20-16-476-027	Livernois & Paragon	R-1B	0.42	\$45,000	\$65,000	Closed Deed recorded
Buildable	88-20-16-476-028	Livernois & Paragon	R-1B	0.42	\$45,000	\$55,000	Closed Deed recorded
Buildable	88-20-24-451-029	Big Beaver, West of Waterfall	R-1E	0.31	\$55,000		No bids received
Assemblage	88-20-10-101-018	Old Fire Station 2	O	0.34	\$59,000		Offer to purchase from one of adjoining property owners below appraised value
Assemblage	88-20-28-227-006	2995 Livernois	BB	0.18	\$40,000		No interest from adjoining property owner
Assemblage	88-20-22-358-028	Big Beaver & Frankton	BB	0.21	\$36,000	\$36,000	Offer to purchase to City Council for acceptance on 2-22-16
Assemblage	88-20-27-155-013	Hickory & Plum	R-1E	0.17	\$55,000		No interest from adjoining property owners
Assemblage	88-20-34-201-003	598 E. Maple	IB	0.14	\$6,200	\$6,300	Closed Deed recorded
Assemblage	88-20-26-483-053	John R & Maple	CB	0.39	\$70,000		No interest from adjacent property owner

\$399,800