



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 8, 2008

SUBJECT: Disposition and Sale of Old Senior Center
Property

Report in Brief

As directed by the City Council, staff has completed the process of offering for sale to the public the former senior center on Lincoln Avenue (“the Old Senior Center”). The process culminated in a sealed bid opening on December 5, 2007. The highest bid received was \$1,501,000 from Jeffrey D. Morgan.

Staff recommends that the City Council authorize completion of the sale of the Old Senior Center to Jeffrey D. Morgan for \$1,501,000 and close escrow in the next 30 – 60 days.

Background

On March 20, 2007 the City Council directed staff to obtain an appraisal on the former Senior Center on Lincoln Avenue. The Council has previously committed the use of one million dollars for the financing plan for the new Community & Senior Center project from the sale of the property as outlined in the PPSS of February 2003 and the Issue Paper December 3, 2005. The Council directed staff to obtain the highest and best use appraisal and consider opportunities that will maximize the highest economic benefit to the City. After careful study and consideration it has been determined by our appraiser Bartholomew Associates that the “Best and Highest Use” of the property is worth one million dollars. Council felt the property was worth more than the appraised value and directed staff to offer the property at a minimum of \$1,500,000.

Discussion

Staff followed the legally required process for disposing of surplus real property. Letters were sent to potentially interested public agencies as required by State law, giving those agencies 60 days to respond. No responses were received. Notice was then published of the proposed sale of the property for a minimum price of \$1,500,000, with sealed bids to be received and opened on December 5. Notices were published in the Sacramento Bee, the Daily Democrat and the Davis Enterprise, for two consecutive weekends prior to the date for bid opening. In addition, letters

containing the same information were sent to all organizations and individuals who previously had filed a "Letter of Intent."

On December 5, bids were opened. The City received one bid exceeding the stated minimum selling price of \$1,500,000. The bid was submitted by Jeffrey D. Morgan in the amount of \$1,501,000.

Fiscal Impact

The recommended action will result in revenues to the City in the amount of \$1,501,000. Staff will return to Council at a future date regarding the allocation of these revenues, most likely as part of the FY 2008-09 budget.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Authorize completion of the sale of the Old Senior Center to Jeffrey D. Morgan for \$1,501,000 and close escrow in the next 30 – 60 days.
2. Do not approve sale of the Old Senior Center.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

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