



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

September 20, 2017

DEPARTMENT:

City Attorney

DIVISION:

Administration

- ☐ Motion
☒ Resolution
☐ Ordinance - Introduction
☐ Ordinance - Adoption
☐ Public Hearing

TITLE:

Real Property Exchange and Development Agreement: Sixteen & Four, LLC.

SUMMARY RECOMMENDATION:

Approve the Real Property Exchange and Development Agreement (Agreement) with Sixteen & Four, LLC in accordance with the terms of the Agreement and authorize the City Administrator to execute the Agreement on behalf of the City of Yuma. (City Attorney) (Richard W. Files)

REPORT:

A companion ordinance, Ordinance O2017-038, declares a remnant City-owned parcel in the 1500 block of 4th Avenue (approximately 8,974 square feet) surplus for City use and authorizes the exchange of the surplus parcel to Sixteen & Four, LLC (Sixteen & Four) for a utilities and access easement (approximately 4,901 square feet) and the satisfaction of the City's outstanding financial obligations to Sixteen & Four. The amount owed to Sixteen & Four is approximately \$44,497.

The proposed Real Property Exchange and Development Agreement with Sixteen & Four provides for the exchange of the vacant surplus property for: (1) Sixteen & Four's grant of a permanent easement in the 15th Street driveway for public access (private passenger motor vehicles only) and underground utilities, (2) the satisfaction of the City's obligation to construct the 15th Street driveway improvements which Sixteen & Four constructed at an agreed to cost after presentation of engineer's estimate and known quantity bids of \$36,507.50, and (3) the satisfaction of the City's obligation to reimburse Sixteen & Four for one half of the cost of a Phase 1 Environmental Site Assessment (ESA) at an approximate cost of \$7,990.

The surplus exchange will allow Sixteen & Four to add additional parking in the development of their site which includes a vacant pad north of the existing Sprouts Farmers Market at 1590 S. 4th Avenue.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		9/12/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/11/2017	
SIGNATURES	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
	WRITTEN/SUBMITTED BY:		DATE:	