

REQUEST FOR COUNCIL ACTION

SUBJECT: RESOLUTION DECLARING A REAL PROPERTY SURPLUS AND AUTHORIZING ITS SALE

SUMMARY: Consider declaring four parcels of real property surplus.

FISCAL AND/OR

ASSET IMPACT: It is anticipated that the City will receive revenue from the sale, transfer or conveyance of the surplus property when completed.

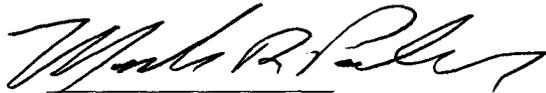
STAFF RECOMMENDATION:

Staff recommends that the City Council approve the attached Resolution Declaring Real Property Surplus and Authorizing its Sale.

MOTIONS RECOMMENDED:

"I move to adopt Resolution 15-229 Declaring Real Property Surplus and Authorizing its Sale."

Recommended by:



Mark R. Palesh
City Manager

Reviewed as to legal form:



Darien Alcorn
Interim City Attorney

BACKGROUND DISCUSSION:

The City owns a parcel of property approximately 23 acres in size, located at 4652 West 7800 South. City staff believes that sale of this property can produce significant revenue for the City. It is the intent to sell the property to a buyer at a price to be determined. If a purchase and sale agreement is negotiated with a willing buyer, it will be presented to the City Council, and City Council will have the opportunity at that time to determine if the sale will be completed. City staff is recommending that the 23-acre parcel at 4652 West 7800 South be declared surplus, so that the City Manager may proceed with pursuing a potential sale.

There is a property adjacent to the 23-acre parcel that could possibly be combined with the 23-acre parcel to increase the value. However, the adjacent property is currently owned by another party. It is anticipated that the City may be able to acquire the adjacent property by trading up to 6.5 acres of the City's larger parcel located at approximately 7800 South and New Sycamore Drive. If such an agreement is negotiated, it will be presented to the City Council, and City Council will have the opportunity at that time to determine if the trade will be completed. City staff is recommending that up to 6.5 acres of the parcel at 7800 South and New Sycamore Drive be declared surplus, so that the City Manager may proceed with pursuing a potential trade.

City staff has also identified two parcels of real property located at 6543 West 7400 South and 6463 West 7400 South, which have a total combined acreage of approximately 9.7 acres. City staff believes that sale of this property can produce significant revenue for the City. It is the intent to sell the property to a buyer at a price to be determined. If a purchase and sale agreement is negotiated with a willing buyer, it will be presented to the City Council, and City Council will have the opportunity at that time to determine if the sale will be completed. City staff is recommending that the parcels at 6543 West 7400 South and 6463 West 7400 South be declared surplus, so that the City Manager may proceed with pursuing a potential sale.

Because it is possible that the City Manager may identify other methods or approaches to provide the City with greater value, it is recommended in the resolution that the City Manager be authorized to reasonably pursue sale, trade or other conveyance to one or more parties. However, proposed contracts will be presented to the City Council for action, leaving the final determination to City Council.

Subject to available funding, the resolution also authorizes the City Manager to engage professional consultants to assist.



Melanie S. Briggs, MMC
City Clerk
City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5117
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH
NOTICE OF SPECIAL MEETING PUBLIC HEARING

The City of West Jordan City Council will hold a Special Meeting to conduct a public hearing pursuant to Utah Code Annotated 10-8-2, on Wednesday, December 23, 2015, at 6:00 p.m. at West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to declare surplus and disposing of significant City owned real property as follows: approximately 6.2 acres located at approximately 7800 South and New Sycamore Drive; approximately 9.7 acres located at 6543 and 6463 West 7400 South; approximately 23 acres located at 4652 West 7800 South, City of West Jordan, applicant.

Published this 7th day of December 2015
Melanie S. Briggs, MMC
City Clerk

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED. TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS

CITY OF WEST JORDAN,
MELANIE BRIGGS
8000 S. REDWOOD RD.

ACCOUNT NUMBER

9001403739

DATE

WEST JORDAN, UT 84088

12/7/2015

ACCOUNT NAME

CITY OF WEST JORDAN,

TELEPHONE

8015695115

ORDER # / INVOICE NUMBER

0001064743 /

PUBLICATION SCHEDULE

START 12/07/2015 END 12/07/2015

CUSTOMER REFERENCE NUMBER

Special Mtg 12/23

CAPTION

THE CITY OF WEST JORDAN, UTAH NOTICE OF SPECIAL MEETING The City of We

SIZE

37 LINES 1 COLUMN(S)

TIMES

2

TOTAL COST

51.25

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Published this 7th day of December 2015
Melanie S. Briggs, MMC
City Clerk
1064743 LPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **THE CITY OF WEST JORDAN, UTAH NOTICE OF SPECIAL MEETING The City of West Jordan City Council will hold a Special Meeting pursuant to Utah Code Annotated 10-8** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 12/07/2015 End 12/07/2015

DATE 12/7/2015

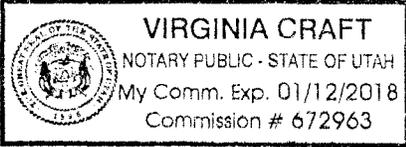
SIGNATURE *Ann Dartnell*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 7TH DAY OF DECEMBER IN THE YEAR 2015

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 15-229

**A RESOLUTION DECLARING REAL PROPERTY SURPLUS
AND AUTHORIZING ITS SALE**

Whereas, the City of West Jordan owns significant parcels of real property in West Jordan, Utah, located as follows: approximately 6.5 acres of a larger parcel located at approximately 7800 South and New Sycamore Drive; approximately 9.7 acres combined acreage located at 6543 West 7400 South and 6463 West 7400 South; approximately 23 acres located at 4652 West 7800 South (collectively, the "Property").

Whereas, the City Council has found that it is in the City's best interest to declare the Property surplus and to sell or otherwise transfer or convey the Property; and

Whereas, the City Council is authorized to declare the Property surplus pursuant to the West Jordan Municipal Code; and

Whereas, the City is authorized to sell, transfer or otherwise convey the Property pursuant to the West Jordan and Utah State Codes; and

Whereas, the City Council has found that it is in the City's best interest to sell, transfer or convey the Property in the manner determined by the City Manager to provide the City with the best value; and

Whereas, it is anticipated that sale, transfer or conveyance of the Property will be to various parties through various methods, and the City Manager may engage professional consultants and may pursue various auctions, bids, negotiated sales and exchanges.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THAT:

Section 1. The Property is hereby declared surplus.

Section 2. The City Manager is authorized and directed to: (a) determine a reasonable manner in which to sell, transfer or convey the Property, or parts thereof; (b) contact and negotiate with parties that may be or are interested in acquiring the Property; (c) prepare all necessary documents, including but not limited to contracts, deeds, requests for offers; (d) engage all necessary consultants within budgeted funding and seek additional funding, if needed; and (e) present all contracts to the City Council for action.

Section 3. This resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah, this 23rd day of December, 2015.

CITY OF WEST JORDAN

ATTEST:

By: _____
MELANIE S. BRIGGS, MMC
City Clerk

By: _____
KIM V. ROLFE
Mayor

Voting by the City Council

"AYE"

"NAY"

Council Member Jeff Haaga
Council Member Judy Hansen
Council Member Chris McConnehey
Council Member Chad Nichols
Council Member Ben Southworth
Council Member Justin D. Stoker
Mayor Kim V. Rolfe

