Council Communication

Department: Community Development Applicant: Sapp Bros, Inc 9915 S 148th Street Omaha, NE 68138	Resolution of Intent No. _____ Resolution to Dispose No. _____	Public Hearing: 3-25-2024

Subject/Title

Request of the Community Development Department to dispose of the property generally located at located along S 24th Street and 23rd Avenue to Sapp Bros, Inc. for lot consolidation to support future development.

Legal Description

Commencing at the southeast corner of said block 42, said point being on the west right-of-way line of south 24th street; thence along said west right-of-way line, south 02 degrees 12 minutes 33 seconds west, 33.07 feet to a point on the centerline of said vacated 25th avenue; thence along said centerline, north 87 degrees 16 minutes 52 seconds west, 30.78 feet to the true point of beginning; thence continuing along said centerline, north 87 degrees 16 minutes 52 seconds west, 101.14 feet to a point on the west line of said railroad addition; thence along said west line, north 02 degrees 13 minutes 22 seconds east, 593.90 feet to a poin on a non-tangent curve, concave southwesterly, to which point a radial line bears north 58 degrees 25 minutes 02 seconds east, 598.50 feet; thence southeasterly, along said curve, through a central angle of 33 degrees 49 minutes 01 second, 353.24 feet; thence south 02 degrees 14 minutes 02 seconds west, 261.67 feet to the true point of beginning.

Background/Discussion

In February, the Community Development Department released a request for proposals (RFP) on the city-owned lot along South 24th Street. Two responses were received for the RFP:

1. Sapp Bros, Inc. wishes to purchase the property for $120,000 (appraised value) in order to square off their existing 36-acre property to the west. They plan to market the entire property for redevelopment and have been working with Pedcor, a multi-family developer, interested in a new housing project.
2. OakNest Homes wishes to purchase the property for $10,000 to construct a multi-family townhome project for approximately $700,000 to $800,000. Over a 12-month timeline, the developer will construct four units that will be market rate.

Based on the submitted proposals, Staff believes disposing of the property to Sapp Bros, Inc. is in the best interest of the City.

Recommendation

The Community Development Department recommends disposing of the property described above to Sapp Bros, Inc., with the following conditions:

1. The purchase price shall be $120,000.
2. The property is in as-is condition.
3. Any subdivision action must be approved by the City Council through the City's outlined process.

Attachments

1. Approved Request for Proposals
2. Submitted proposals from Sapp Bros, Inc. and OakNest Homes
3. Resolution