

BRIEF TITLE	APPROVAL DEADLINE	REASON
Sale of Surplus City-owned properties	July 9, 2001	3 rd Reading

DETAILS

POSITIONS/RECOMMENDATIONS

<p><u>Legal Description:</u> Lot 1, Lot 15, Lots 19-22; and Lots 24-33, Block 6, Olympic Heights 1st Addition</p> <p><u>Address or Location:</u> Northwest 53rd Street, Between West St. Paul and West Leighton Avenue</p> <p><u>Reason for Legislature:</u> The City had purchased a number of lots at tax sale auctions in order to protect the City's interest in special assessments and/or general real estate taxes. Article II, Section 1(5) of the City Charter provides that the sale of any real estate having a value in excess of \$10,000 must be authorized by City Council ordinance.</p>	<p>Sponsor Urban Development</p>	<p>Recommend approval</p>
	<p>Program Departments, or Groups Affected Parks and Recreation</p>	<p>All automated departments</p>
	<p>Applicants/ Proponents Nebraska Housing Resource, Inc.</p>	<p>Applicant City Clerk's Office</p> <p>City Department Finance</p> <p>Other</p>

<p>Discussion (Including Relationship to other Council Actions)</p> <p>The City of Lincoln acquired the 16 lots proposed for sale in Olympic Heights 1st Addition at two tax sale foreclosures in January and March of 1989 for \$30 each. These lots were purchased by the City with numerous other lots in the Olympic Heights area. At the time the lots were acquired, there was a request made by the Director of the Parks and Recreation Department to retain some of the lots in Blocks 6 and 10 for the future development of a park site for the neighborhood. These lots are located between West St. Paul and West Leighton, Northwest 52nd and 53rd Streets. Since then, Olympic Heights Park was developed from the majority of the lots located in Block 10. The Parks and Recreation Department has determined the lots in Block 6 could be made available for sale as there are no other plans for expansion of the park in that particular area.</p>	<p>Opponents</p> <p>None aware of</p>	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
<p>Urban Development has been partnering with Nebraska Housing Resource, Inc. (NHR), a not for profit corporation, for the development of affordable new construction. The Olympic Heights project will be their third such endeavor. Cyrilla Court was the first project creating 33 affordable houses and the Old Riley School project at 51st and Orchard is adding 5 more new construction owner-occupied houses to formerly underutilized land.</p>	<p>Staff Recommendations</p>	<p>For Against Reason Against</p>
<p>Nebraska Housing Resource has proposed to buy the 16 lots for \$160,000 using Nebraska Affordable Housing Trust funds provided by Urban Development in accordance with the Olympic Heights Housing Agreement. The Urban Development and Parks and Recreation Departments have distributed flyers to the surrounding neighborhood and have held two public meetings at the Air Park Recreation Center concerning the sale.</p>	<p>Board or Commission Recommendation</p>	<p>BY For Against No Action Taken For with revisions or conditions (See Details column for conditions)</p>
<p>The sale will relieve the Parks and Recreation Department of the maintenance of these lots; it will provide an opportunity for more affordable housing in the City and once the homes are built and sold the properties will be put back on the tax rolls. Therefore, we recommend the approval of the sale of the lots to NHR for \$160,000.</p>	<p>CITY COUNCIL ACTIONS (For Council Use Only)</p>	<p>Pass Pass (As Amended) Council Sub. Without Recommendation Hold Do not Pass</p>

DETAILS

POLICY/PROGRAM IMPACT

	POLICY OR PROGRAM CHANGE	NO	YES
		_____	_____
		_____	_____
	OPERATIONAL IMPACT ASSESSMENT	_____	_____
		_____	_____
	FINANCES		
	COST AND REVENUE PROJECTIONS	COST of total project:	
COST of this Ordinance/Resolution			\$ _____
RELATED annual operating Costs			\$ _____
	INCREASE REVENUE EXPECTED/YEAR		\$ _____
SOURCE OF FUNDS	CITY [Approximately]		
	_____	\$ _____	% _____
	_____	\$ _____	% _____
	_____	\$ _____	% _____
	NON CITY [Approximately]		
	_____	\$ _____	% _____
	_____	\$ _____	% _____
	_____	\$ _____	% _____
BENEFIT COST			
	Front Foot		Average Assessment
	Square Foot	\$ _____	\$ _____

APPLICABLE DATES:

1st reading, June 25, 2001; 2nd reading, July 2, 2001; 3rd reading, July 9, 2001

FACT SHEET PREPARED BY:

Michelle Krupicka

REVIEW BY:

Steve Werthmann and Marc Wullschleger

REFERENCE NUMBER