

City of Gladstone
Policy for Sale of City-Owned Land

Purpose:

This procedure details the process for which the sale of City-owned land shall be made available to the public. It is the City's policy to manage its real estate assets so that the municipal and public needs, which rely on real estate assets, may be properly implemented. Only properties not required for any public or municipal use within the foreseeable future **may** be considered for sale.

Objective:

The City of Gladstone wishes to expand its tax base while simultaneously alleviating itself of costs associated with maintenance of vacant lots. The City reserves the right to join and split lots to assist with this process. All property will be sold as is. All sales are subject to City Commission approval.

Real Estate Review:

All unused and marginally used City-owned real estate will be reviewed on a continuing basis to determine public needs. The following process shall apply for all City-owned property:

- Review by appropriate City departments and/or boards
- Review by the Planning Commission for consistency with the Master Plan and future land use plans.
- Review by City Commission
- The City Manager, his/her administration and the Planning Commission then will determine the designation to be applied to the property, i.e., public facility, open space, surplus, sale, or lease
- Obtain an appraisal to establish fair market value on properties designated for sale

Marketing:

Prior to marketing a parcel any changes in zoning, land use classification, lot splits, property line adjustments, right-of-way establishment or changes necessary to allow the City to market the property at its highest and best use shall be accomplished by staff.

Marketing strategies not limited to the following will include:

- Maintain an updated list of properties for sale at City Hall
- For Sale signs posted on property
- Notify real estate firms and adjoining property owners when a parcel is for sale
- Maintain updated list of properties for sale on City website
- Notify EDA Director of property/s for sale

Sale of City-Owned Property:

- Any request to purchase City-owned property must be made in writing to the City Manager and must contain the following: *intended use of the property, description of property to be purchased, what type of development will be constructed on the property within eighteen (18) months of purchase, any other facts such as projected employment figures or improvements in value to the property and any other information requested by the City Manager.*
- The City Manager and/or City Commission will establish a minimum price for property based on: *current appraisal of the property, current economic conditions and benefits to accrue from the sale.* The value of the property shall consider existing stumpage. The City reserves the right to reject any and all bids or offers for property.
- The City Manager shall determine the method of securing requests for property to be sold. Methods for soliciting requests should be selected to best accommodate the characteristics and circumstances involved with the property. Once marketing strategies have occurred methods to secure requests to purchase property may include but not be limited to: *accepting an offer to purchase property, soliciting bids or using a realtor to market the property.*
- City Manager will review requests for purchase of City-owned property and verify that the request contains sufficient information; he/she shall refer the request with a recommendation to the Planning Commission for consideration and action.
- Planning Commission shall review requests to purchase City-owned property, consider zoning and land use issues and make a recommendation to the City Commission on the matter.
- The City Commission shall review the request, the recommendations by the City Manager and Planning Commission before acting upon the request. The City holds the right to place any conditions upon the sale of City-owned property they deem necessary.
- When possible a deed will be prepared within thirty (30) days of the approval. The deed shall contain standards covenants as follows: *The agreed upon building/structure must be constructed and utility services being utilized within eighteen (18) months of closing date and failure to comply with this or other covenants as may be added will result in the property reverting to the city.*
- Purchaser has thirty (30) days to pay for the property and execute the deed, failure to do so will render the authorization null and void.

List of City Property For Sale

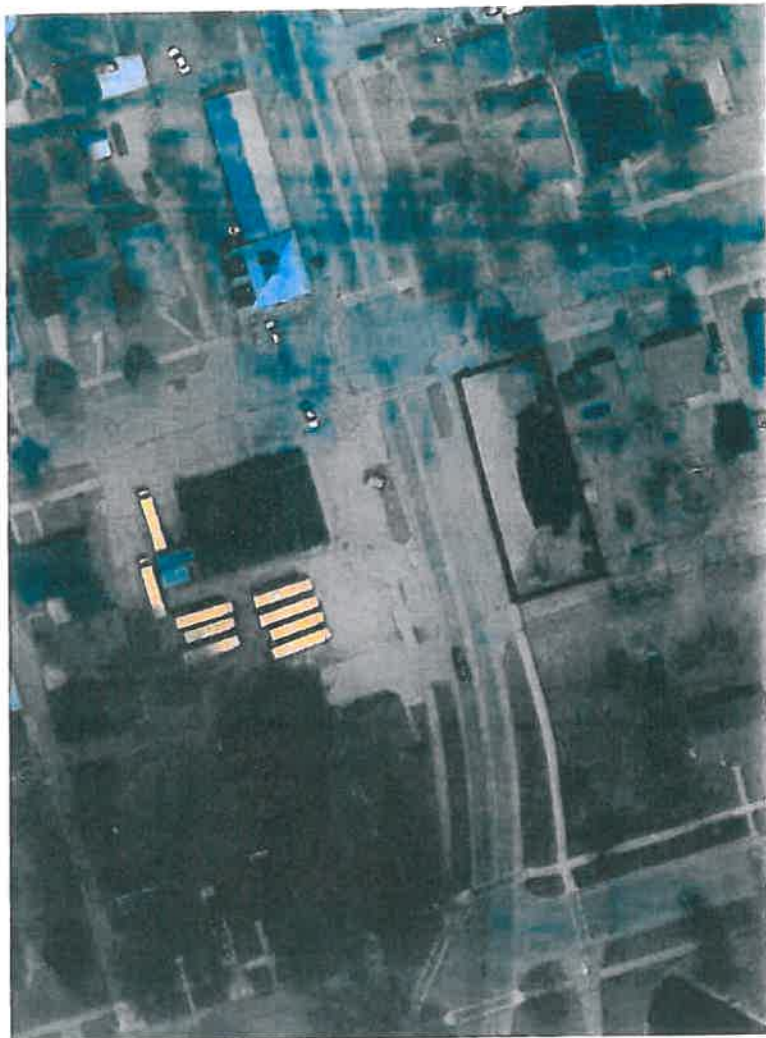
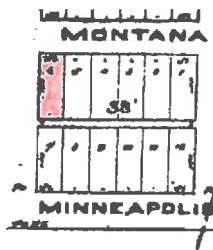
| | | |
|-----------------------------------|------------------|---|
| Lot 43 Bay Park Addition | 052-200-043-00 | Between Hoegh & Medalion Management Apartment Complex |
| 6.19 Acres | 052-622-001-45 | South of Public Safety |
| 3.04 Acres | 052-622-001-60 | South of Public Safety |
| 1.96 Acres | 052-622-001-50 | Next to Family Dollar |
| Part of Bl 2 Goodman Addition | 052-352-001-00 | South Hill Rd |
| GC 28 0/2 GL 3-1 Sec 28 T40N R22W | 052-628-002-00 | All city property in North Bluff Industrial Park |
| North Bluff Industrial Park Land | various | Former Stropich Gas Station |
| 503 South 9th Street | 052-038-009-6-00 | |

052-038-006-00
CITY OF GLADSTONE
503 SOUTH 9TH STREET
GLADSTONE MI 49837

* LOT 6 BLK 38 ORIGINAL PLAT OF CITY OF GLADSTONE.

True Cash Value
\$48,000

Zoning
B-2

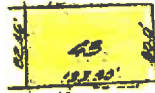


052-200-043-00
CITY OF GLADSTONE
43 BAY PARK ADDITION
GLADSTONE MI 49837

LOT 43 BAY PARK ADDITION TO CITY OF GLADSTONE.

True Cash Value
\$1,700

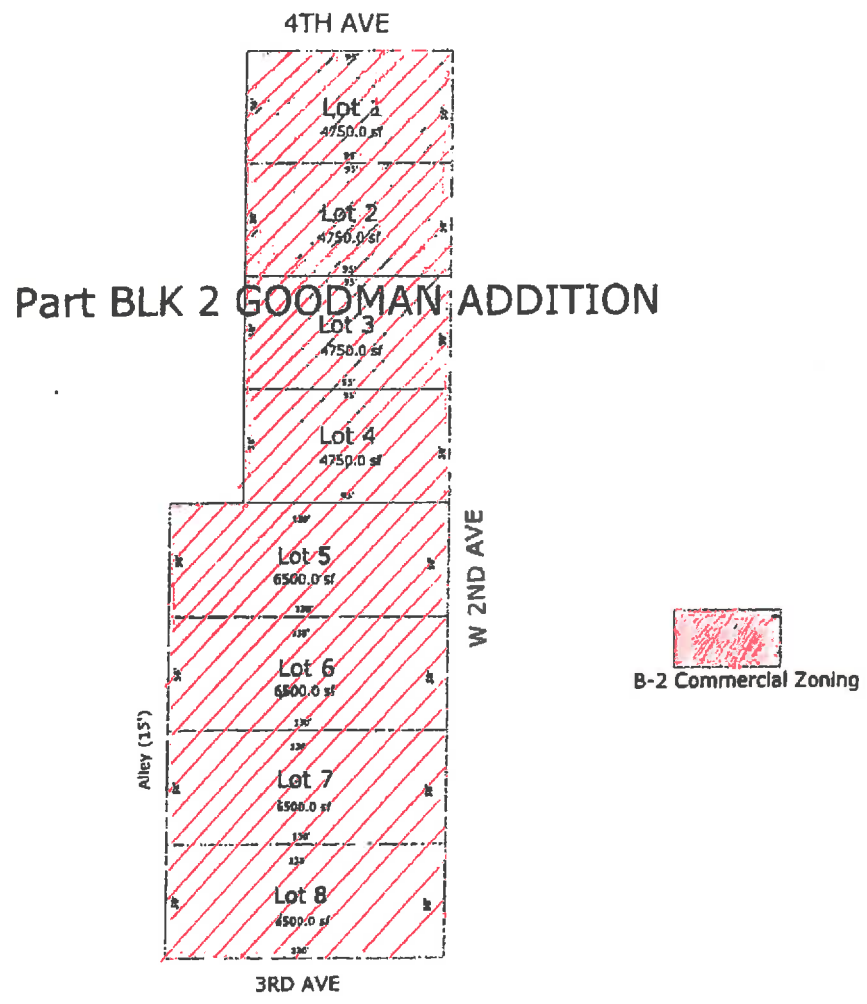
Zoning
R-2 1&2 Family



052-352-001-00
CITY OF GLADSTONE
2 GOODMAN ADDITION BK
GLADSTONE MI 49837

E 95' OF LOTS 1, 2, 3 & 4 AND LOTS 5 TO 8
INC BLK 2 GOODMAN ADDITION OF CITY
OF GLADSTONE.L216 P232 ABSTRACT
MASTER PLAN PARK

Lots 1-4 \$49,900
Lots 5-8 \$12,000
Lots 1-8 \$59,900

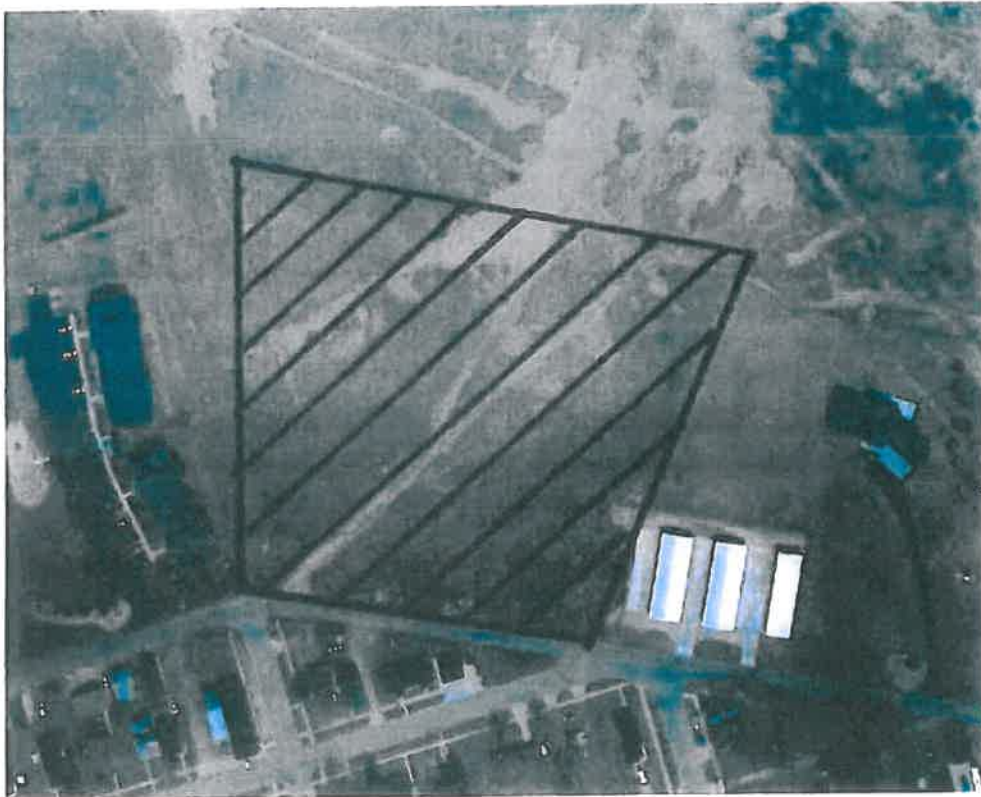


052-622-001-45
CITY OF GLADSTONE
500 RAILWAY AVENUE
GLADSTONE MI 49837

.12 FROM W 1/4 CORNER OF SEC 22 T40R R22W, MEASURE N 00. DEG 09'50" E ALONG W LINE OF SAID SEC A DISTANCE 772.00 FEET TO NORTHERLY ROW LINE OF RAILWAY AVE AND POB OF THE LAND HEREIN DESCRIBED THENCE CONTINUE N 00DEG09'50" E ALONG SAID W LINE A DISTANCE OF 522.00', S78 DEG43'57" E A DIST OF 632.3', THENCE S22 DEG 41'00" W DIST OF 513.24' TO SAID ROW, N79 DEG 57' 00" W DIST 430.28' TO POB APPROX 6.19 ACRES.

True Cash Value
\$75,300

Zoning
R-3 Multi Family

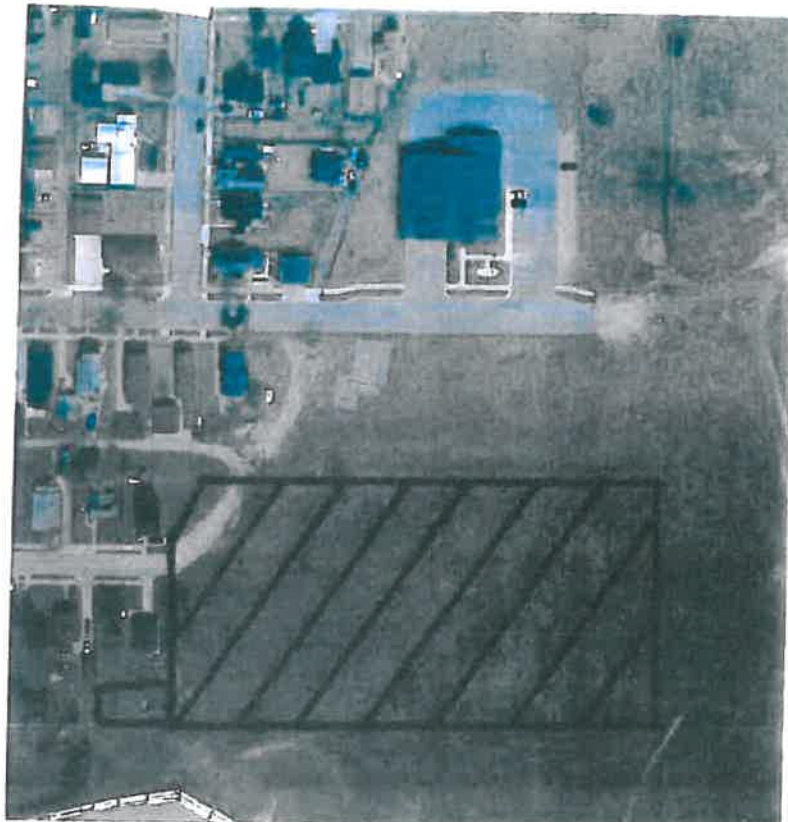


052-622-001-60
CITY OF GLADSTONE
3.04 ACRES PART GOVT 1

.GC 21 SEC 21 T40N R22W DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF GOVT LOT 1 OF SEC 21 T40N R22W MEAS S 89 DEG 47' 20" W ALONG THE S LINE OF SAID GOVT LOT 1, A DISTANCE OF 324.04 FEET TO POB OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89 DEG 47' 20" W ALONG SAID S LINE, A DISTANCE OF 606.12 FEET TO THE EAST LINE OF THE BUCKEYE ADDITION AS RECORDED IN LIBER B OF PLATS, PAGE 6, DELTA COUNTY RECORDS; THENCE N 26 DEG 15' 58" E ALONG SAID PLAT LINE, A DISTANCE OF 1.27 FEET; THENCE S 89 DEG 38' 16" E, A DISTANCE OF 22.79 FEET; THENCE N 01 DEG 47' 14" W, A DISTANCE OF 36.10 FEET; THENCE S 89 DEG 38' 16" E, A DISTANCE OF 65.00 FEET; THENCE N 00 DEG 31' 30" E, A DISTANCE OF 105.90 FEET; THENCE N 89 DEG 41' 09" W ON AN EASTERLY EXTENSION OF THE S ROW LINE OF SOUTH COURT AS ESTABLISHED IN SAID BUCKEYE ADDITION, A DISTANCE OF 17.95 FEET TO SAID E PLAT LINE; THENCE N 26 DEG 15' 58" E ALONG SAID PLAT LINE, A DISTANCE OF 125.00 FEET; THENCE S 89 DEG 41' 54" E, A DISTANCE OF 483.53 FEET; THENCE S 0 DEG 42' 26" W, A DISTANCE OF 249.91 FEET TO THE POB. 3.04 ACRES

True Cash Value
\$22,000

Zoning
R-3 Multi Family



052-622-001-50
CITY OF GLADSTONE
FOURTH AVENUE NE 1.96AC
GLADSTONE MI 49837

. PART OF GOV LOT, 1 SEC 21 T40N R22W CITY OF GLADSTONE DELTA CNTY;FROM SE COR OF BLK 2 PLAT GLADSTONE CO BUCKEYE ADDIT AS RECORDED IN LIBER B PG 6 DELTA CNTY THN S26DEG28'21"W ALONG THE SOUTHEASTERLY LINE OF SAID PLAT A DISTANCE OF 67.03 FEET TO THE NE CORNER OF BLK 6 OF SAID PLAT, THNC S 0DEG21'46"W PARALLEL WITH THE W LINE OF LOT 2 OF SAID BLK 6 A DISTANCE OF 100.00 FEET TO A POINT 73.50 FEET E OF THE SW CORNER OF SAID LOT 2, THNC W A DISTANCE OF 49.16 FEET TO SAID SOUTHEASTERLY PLAT LINE, THNC S 26 DEG 28'21"W ALONG SAID SOUTHEASTERLY PLAT LINE A DISTANCE OF 45.24 FEET, THNC E PARALLEL WITH THE S LINE OF BLK 2 OF SAID PLAT A DISTANCE OF 487.21 FEET, THNC N 0 DEG 24'20"E PARALLEL WITH THE W LINE OF SAID BLK 2 A DISTANCE OF 200.50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLK 2, THNC W ALONG SAID EASTERLY EXTENDED LINE A DISTANCE OF 388.79 FEET TO POB. CONTAINING 1.96 ACRES

less road ROW
and possible relocation of playground if needed.

True Cash Value
\$23,100

Zoning
R-3 Multi Family



052-628-002-00
CITY OF GLADSTONE
P.O. BOX 32
GLADSTONE MI 49837

GC 28 0/2 GL 3-1 SEC 28 T40N R22W BEG AT NW COR OF GL 3 TH S 591.6' TO W LINE OF SOO LINE RWY R/W TH NE'LY ALG R/W 697.1' TH W 368.6' TO POB. EXC PT OF. LOTS 1, 2, 3, 4, 5, 6, 7 BLK 15 SOUTH GLADSTONE ADDITION OF CITY OF GLADSTONE. W/PORTION VAC ALLEY SUBJ. TO UTILITY EASEMENT REC. @ L-371, P-087. DSCR B AS FROM NW COR OF SEC 28 T40N R22W S 0DEG 38'15" E ALG W LN OF SD SEC 312.68' TO POB OF LAND HEREIN DSCR B, TH CON S 0 DEG 38' 15" E ALG SD W LN 273.87' TO A POINT ON THE NW ROW LINE OF THE WI CENTRAL LTD., RAILRD, TH N 31 DEG 18'20" E ALG SD ROW LINE A DIST OF 232.18', TH N 58 DEG 36' 23" W 144.90' TO POB. .L798PG163-164

True Cash Value
\$17,000

Zoning
I-1 Light Industrial

