

## MEMORANDUM



**TO:** Mayor Walker and Councilors  
**FROM:** Stacy Marquardt, Community Development Planner  
**SUBJECT:** City Owned Parking Lot Bids  
**DATE:** August 24, 2023

**Background:**

The City Council directed Staff to meet with the interested parties for each of the parking lots to discuss the concerns. Staff met with each group twice since the last Council meeting. All four meetings were very productive. It was communicated that it would be on the City Council agenda on August 24th, 2023 at 7:00 pm for final action. The sealed bids received for the two parking lots were opened on June 15<sup>th</sup> at 11:00 am in the City Council Chambers. The City received 8 bids, some by the same entity, which are summarized in the table below. Since the meetings we had some things that changed. For the North parking lot the result of the discussion was the School would like to still purchase the west half of the lot and Trinity Church would like to purchase the east half of the parking lot. Dylan Howard rescinded all three of his bids to allow this to happen, letter attached.

Bidder Name	Parking Lot(s) Bidding on	Bid Amount	Comments
Homestead Rentals LLC/Jason & Tressa Cramer	South Parking Lot A & B	\$1500	
Homestead Rentals LLC/Jason & Tressa Cramer	South Parking Lot A	\$500	
Homestead Rentals LLC/Jason & Tressa Cramer	South Parking Lot B	\$1000	Escalation clause of \$1000 over highest bid for Lot B only
Princeton School District	West 30 spaces of North Parking Lot	\$1.00	West half only
Dylan Howard/Howard Homes (Offer #3)  <b>RESCINDED BID</b>	North Parking Lot	<del>\$10,000</del>	This offer is incorrect. Dylan confirmed it was supposed to be for the south part of the North Parking Lot only that abuts his business and it was for \$1.00 just for that area.
Dylan Howard/Howard Homes (Offer #2) <b>RESCINDED BID</b>	North Parking Lot (entire lot) with conditions	\$10,000	In exchange the city will supply free sewer hookup to allow us to build a residential or commercial structure on the lot.
Dylan Howard/Howard Homes (Offer #1) <b>RESCINDED BID</b>	North Parking Lot (entire lot) with conditions	\$1.00	Will work with church and school to split parcel so adequate parking for other businesses. Howard Homes would retain the southern portion of the lot. See notes in bid.
Trinity Church	East Half of North Parking Lot only	\$1,000	East part of parking lot only. See map.

The City will sell the parking lots with a deed restriction placed on each parcel stating the lot can only be used as a parking lot in the future. The City agreed for both sets of lots to place ingress/egress easements over them so the other parking areas have access to get in and out of their stalls. The City will place utility easements where necessary on both sets of lots. The City will cover the cost of the Administrative subdivision for the North Lot, which includes survey work.

**Recommendation:**

Staff recommend that the City Council authorize:

- 1) Sale of South Parking Lot A & B to Homestead Rentals LLC for \$1500.
- 2) Sale of North Parking Lot as follows:

West Half of North Parking Lot in accord with attached map to School District for \$1.

East Half of North Parking Lot in accord with attached map to Trinity Church for \$1000

**Conditions on North and South Parking Lots:** City will record a deed restriction stating these parcels of land must remain a parking lot. City will record ingress/egress easements for adjacent parking stalls to access their respective properties. City will record drainage and utility easements where necessary. City will cover the cost of the administrative subdivision of the North Parking Lot, to include survey work.