

**CITY OF PALMER  
ACTION MEMORANDUM No. 12-016**

**Subject:** Authorize the City Manager to Negotiate the Purchase Price and Terms for Acquisition of Each of the Mat-Maid Block Properties, Such Terms to Include the Expenditure of up to \$30,000 for Deposits as Provided in the Agreements for the Sale and Purchase of Real Estate

**Agenda of: February 14, 2012**

**Council Action:** Authorized

**Approved for presentation by:**

City Manager  
City Attorney  
City Clerk

*Douglas B. Griffin*  
*[Signature]*  
*[Signature]*

**Certification of Funds:**

Total amount of funds listed in legislation: \$30,000

This legislation (√):

     Has no negative fiscal impact

  √   Funds are budgeted from this (these) line item(s): 08-01-10-7140

     Funds are not budgeted. Budget modification is required. Affected line item(s):

Unrestricted/undesignated fund balance (after budget modification) \$                     

Director of Finance signature certifying funds: *[Signature]*

**Attachment(s):**

- Map showing Mat-Maid Parcels

**Summary statement:** This Action Memorandum authorizes the City Manager to negotiate the purchase price and others terms for the City's acquisition of each of the Mat-Maid properties and to set forth the negotiated terms and conditions in Purchase Agreements (Action Memorandum No. 12-015, includes the base form of Purchase Agreement). The City Manager is also authorized to include a term in the Agreements providing for the expenditure of up to \$30,000 for deposits required under the Purchase Agreements. The Final Purchase Agreement for each of the Mat-Maid properties will be brought back to the Council for approval.

**Background:** The City is continuing in its efforts to purchase the seven properties comprising the Mat-Maid Block. As of the date of this Action Memorandum, the City has contracted with a Real Estate Consultant, Commercial Real Estate Appraiser, and Environmental Consultant to assist and advise the City regarding the purchase of the Mat-Maid Block properties. The City has also met with the various property owners to assess each property owner's willingness to enter into purchase negotiations for the purchase of their respective property. All property owners have expressed their willingness to negotiate a sale with the City.

The City is prepared to enter into negotiations with the property owners using the Purchase Agreement as the base form of agreement. The form of Purchase Agreement was presented to the Council in Action Memorandum No. 12-015. The City Manager is hereby authorized to negotiate the terms of each Purchase Agreement which are in the best interests of the City, taking into consideration all currently available information, including appraised values, assessed values, property conditions, and known environmental conditions.

Parcel	Owner	Acres
ASLS 96 – 4 Tract A-1	AK Division of Agriculture Revolving Loan Fund	3.025
ASLS 96 – 4 Tract B-1	KLH, Inc.	0.851
ASLS 96 – 4 Tract B - 2	William Ingaldson	2.509
Co-Op Garage Tract A - 1	Crowley Petroleum Distributors	1.11
Co-Op Garage Tract B – 1	Jeffery Johnson	0.70
T18NR02ESec 33 Lot C41	David and Sharon Ausdahl	0.18
Power House Tract	Palmer Arts Council	0.36

The City Manager is also authorized to include a term in the Agreements providing for the total expenditure of up to \$30,000 for deposits required under the Purchase Agreements. The final Agreements, including purchase prices, will be presented to the City Council for approval at a later date.

**Administration recommendation:** Approve action memorandum 12-016.

