



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Ronda J. Cornforth, Senior Real Estate Specialist, Real Property Services  
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / *KDK*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Surplus Sale of 3847 East “F” Street, Matthew S. Litsky – August 13, 2019  
**DATE:** July 23, 2019

**SUMMARY:**

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey vacant, undeveloped residential land, located at 3847 East “F” Street, to Matthew S. Litsky, for the amount of \$21,280.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

The approval of this sale will allow for the continued growth and expansion of our City by returning the parcel to the tax rolls, providing opportunity for residential development, and reducing the City’s overall maintenance costs associated with its ownership.

**BACKGROUND:**

The City, through its L.I. Guaranty Fund, acquired this parcel of property in 1992 by Special County Deed as a tax title property. This vacant residential property is located at, and accessed from, the alley between East “F” Street and East “G” Street, north of East 40<sup>th</sup> Street, southeasterly and abutting the SR-7 on-ramp.

In August 2014, this property was classified as a ‘Tier 3’ property pursuant to the City Policy for the Sale/Disposition of City-owned General Government Real Property (Policy). Upon receiving a request to purchase, market value was established via an in-house valuation. Standard valuation includes review of recent sales for similar properties, located within a three-mile radius of the subject property, and applied discounts for City-reserved easements, if applicable.

**ISSUE:**

Consistent with the Policy, the City is to dispose of City-owned property which is surplus to its needs. If this sale is not approved, the parcel will remain a City-owned vacant, undeveloped residential lot and will not be placed back onto the tax rolls.

**ALTERNATIVES:**

The City could continue to hold title to this parcel. However, that contradicts the goals outlined in the Policy.

**RECOMMENDATION:**

The Public Works Department recommends Council approve the Declaration of Surplus and execution of a Quit Claim Deed to convey property, located at 3847 East “F” Street, to Matthew Steven Litsky, via negotiated disposition.



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
N/A			
<b>TOTAL</b>			

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Property Acquisition & Disposition – General Fund	88200	6411030	\$21,280
<b>TOTAL</b>			<b>\$21,280</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$21,280**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**