



Town of Yorktown

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Purchase of Property 9312 W Smith St

As we've talked in the last few months the exploration of a new municipal building is picking up steam. We've been contacted and have an offer to sell both of our buildings located at the current town hall/police department location. In addition to the offer for sale the Redevelopment Commission and their consultants have nearly completed the downtown planning project which includes an area for a new municipal building. The commission intends to make a presentation to the council at the December meeting regarding the scope of the whole project as there are steps the council will also need to participate in, for the project to move forward.

With that being said, there is a piece of property located at 9312 W Smith which is conducive to the plan for the area of a new municipal building currently for sale. Staff has gone through the appropriate channels to properly purchase the building by obtaining the necessary appraisals and the introduction of this resolution. If the resolution passes the Town would be in position to then make an offer no more than the average of the 2 appraisals to purchase the property. Funding would come from the new public service local option income tax that was implemented in 2016. There may be a need for an additional appropriation if the expenditure happens prior to the end of 2016, but my expectation is closing would not be that quick.

As to the sale of the buildings, the purchaser is interested in renting back to the town the front building (town hall) for a period of time not exceed 4 years, while we move forward with planning and construction of the new building. I am exploring opportunities for temporary locations of the Marshal's office and believe that we can look at the strip mall next to Town Hall as temporary location. The purchaser of the current town hall property does have a plan for the rear building and would return it to the property to the tax rolls.

It is my recommendation that we begin moving forward and purchase the property at 9312. Should we choose not to locate the municipal building in that location we would be in position to work (sell to) with the Redevelopment Commission and or other individuals desiring the property.