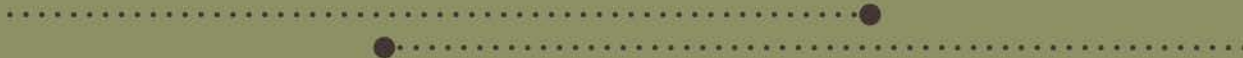




SACFD Admin Building Purchase and Sale Agreement



Overview

I. Background

II. Purchase

III. Potential Shared Facility Agreement

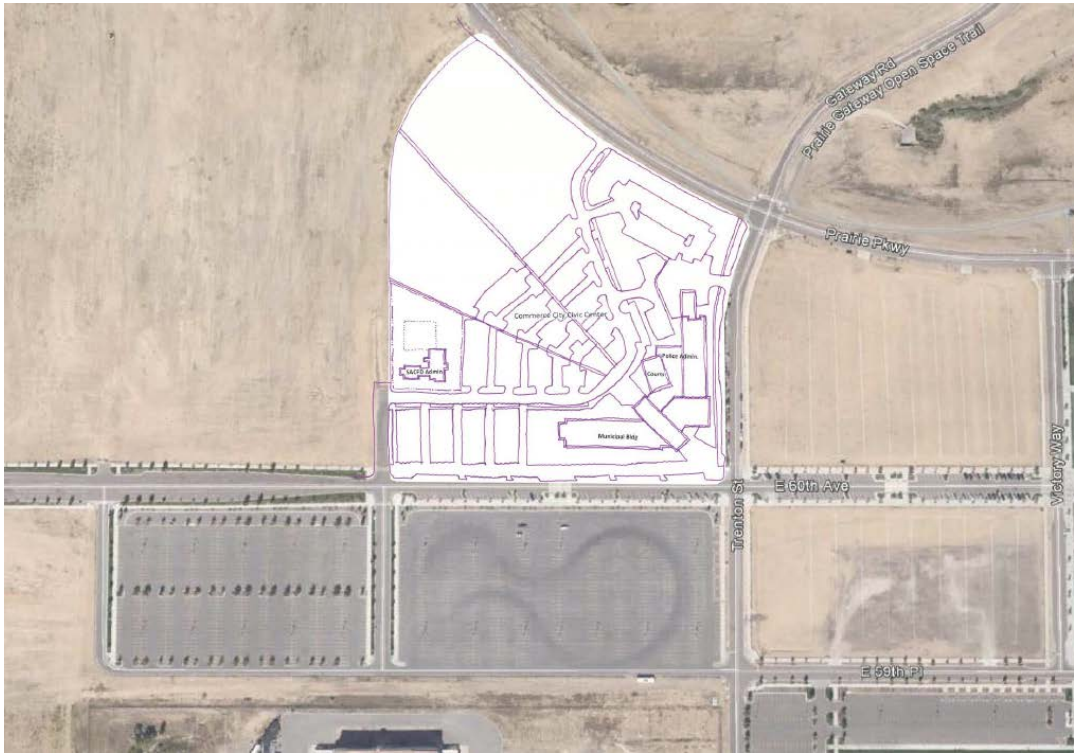
IV. Land Use Approvals

V. Road Extension

VI. Water

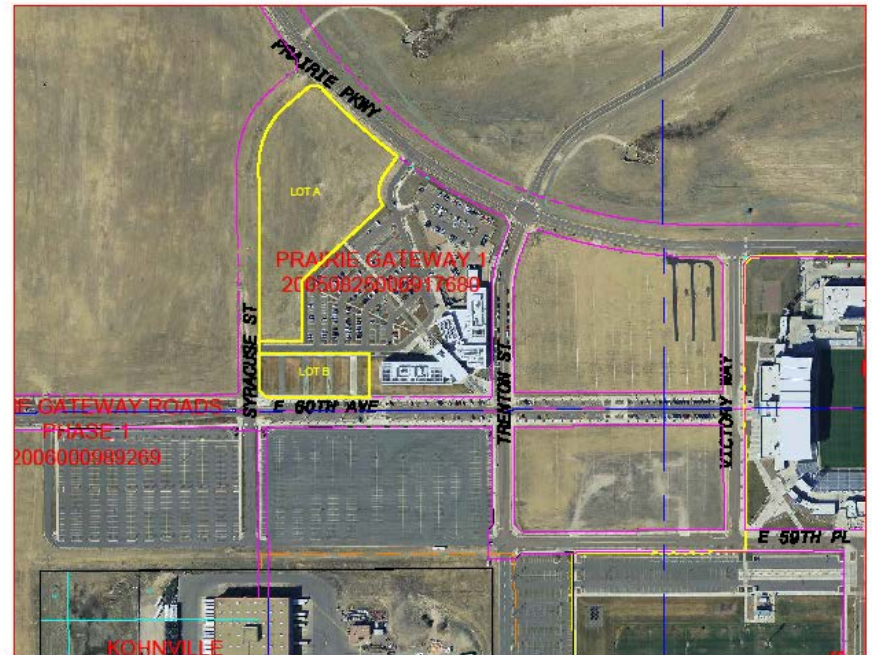


- The Civic Center parcel is owned by the Finance Authority



Review/Background

- Staff commissioned consultant to conduct “civic center land space analysis” to ensure that adequate room would still exist for future city facilities on northern end of site.
- Potential fire building located to the west of the parking lot
- Approximately .75 acres in size



Property Purchase

- Finance Authority Board met & approved in concept:
 - release of the 1 acre from the Civic Center site to the City
 - for use by the Fire District for their administration building and subsequent station.
 - Master Lease Purchase Agreement provides for release & transfer of land in “Lot A” and “Lot B” under certain circumstances.



Purchase Price (cont.)

- Finance Authority Board stated that they would release the property for \$16,000 per acre (original purchase price) plus closing and title expenses
- Bond council advised the legal fees would not exceed \$5,000
- City have 1st option on property if not developed as a fire admin building or if fire district sells this property in the future



Shared Facilities

- Agreement to address construction, design, and use of:
 - Emergency Operations Center (EOC)
 - Community Room
 - City parking lot
- City contributions:
 - provide existing EOC equipment
 - share operation and maintenance costs



EOC Requirements

- Dedicated non-public space:
 - available 24/7
 - 1,000 sq. ft. minimum
- City (PD & IT) input on design and technology
 - Could Require technology consultant to assist
- Secondary use for training, SACFD meetings, public safety meetings (subject to City and SACFD immediate needs)



Land Use Processes

- City has architecture review and approval authority
- Fire district cover survey and subdivision plat cost
- Project will also require a PUD Development Permit and building permit



Road Extension

- At the time of plat, a Public Improvement Agreement will need to be signed
- Future roadway will be the responsibility of SACFD, unless KSE develops the adjacent commercial parcel first, in which case KSE will construct the road



Water

- SACFD has an arrangement for water with South Adams County Water and Sanitation District



Next Steps

- Should Council approve the Purchase and Sale Agreement, the next steps include:
 - Take the necessary steps for the Finance Authority to sell the parcel to the City
 - Schedule the closing
 - Execute the Subdivision plat



Recommendation

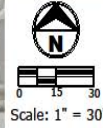
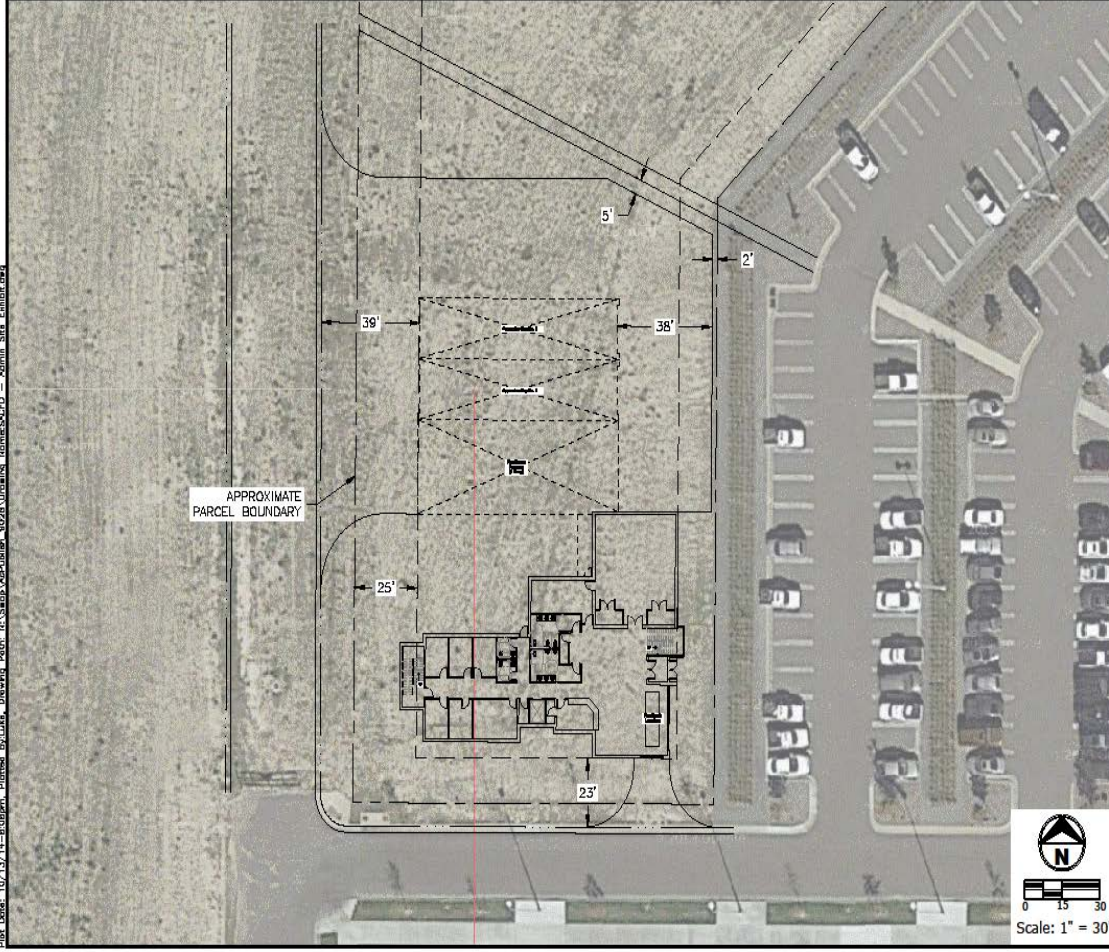
- Staff recommends that City Council **approve** the Purchase and Sale Agreement



Questions?



Plot Date: 10/13/14 9:00am, Printed: by:ldc, Drawing Path: I:\3\Drawings\AutoCAD - 6000\Drawings\Items\SVCFD - Admin Site Exhibit.dwg



**SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT
FEASIBILITY STUDY**

SITE PLAN 4



DCS, Inc.
10000 S. 100th St.
Suite 200
Olathe, MO 64660
P: (816) 220-1100
F: (816) 220-1101
W: www.dcsinc.com

Project No.

Date 10/13/14

By LD

Scale 1" = 30'

Sheet

Next Steps w/Finance Authority

1. A written request from the City to the Trustee and the Authority requesting the release.
3. A certificate from the City that the fair value of the remaining leased property is at least 90% of the outstanding COPs.
4. A resolution of the Authority authorizing documents to be executed.
5. A deed from the Authority to the City.
6. A release of the lease and mortgage.
7. Probably a material event notice filed on EMMA describing the release. (Continuing disclosure requirement for bonds)

