



Legislation Details (With Text)

File #: 17-089 **Version:** 1 **Name:** AUTHORIZATION TO ENTER INTO A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF GLENDALE AND WEST VALLEY RE INVESTMENTS, LLC FOR THE SALE OF UNIMPROVED PROPERTY LOCATED AT UNION HILLS DRIVE AND THE LOOP 101

Type: Ordinances **Status:** Passed

File created: 3/2/2017 **In control:** City Council

On agenda: 3/9/2017 **Final action:** 3/9/2017

Title: ORDINANCE NO. O17-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE AND TRANSFER OF PROPERTY WITH THE CITY OF GLENDALE AND WEST VALLEY RE INVESTMENTS, LLC; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED, AND DECLARE AN EMERGENCY.
Staff Contact: Jack Friedline, Director, Public Works

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. O17-10, 2. Purchase and Sale Agreement

Date	Ver.	Action By	Action	Result
3/9/2017	1	City Council	approved	Pass

ORDINANCE NO. O17-10

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE AND TRANSFER OF PROPERTY WITH THE CITY OF GLENDALE AND WEST VALLEY RE INVESTMENTS, LLC; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED, AND DECLARE AN EMERGENCY.
Staff Contact: Jack Friedline, Director, Public Works

Purpose and Recommended Action

This is a request for the City Council to waive reading beyond the title and adopt an ordinance authorizing the City Manager to enter into a Purchase and Sale Agreement between the City of Glendale (Seller) and West Valley RE Investments, LLC (Purchaser) for the sale of unimproved property located at Union Hills Drive and the Loop 101.

Background

The City of Glendale purchased unimproved property of approximately 13.22 acres at the northwest corner of Union Hills Drive and the Loop 101 Freeway in Glendale in the amount of \$2,400,000 for the purposes of

building a park-and-ride facility. The City recently received an offer from West Valley RE Investments, LLC. to purchase the city-owned land. The City will continue to seek comparable property to proceed with the park-and-ride project in north Glendale.

Pursuant to Glendale City Code, Section 2-167, a notice for sale of this property has been made in a newspaper of general circulation in the City of Glendale for two (2) consecutive weeks and posted at the Glendale City Hall, 5850 W. Glendale Avenue, Glendale, Arizona 85301 for twelve (12) consecutive days.

Analysis

The city-owned parcel is located north of Union Hills Drive, along the Loop 101 frontage road north of and adjacent to the Arrowhead Ranch Water Reclamation Facility. It is a 13.22-acre parcel (575,869 square feet), with no utilities currently running on the property.

West Valley RE Investments, LLC has offered to purchase the City's land for \$2,400,000 which is equal to the City's acquisition cost of the property.

Previous Related Council Action

None

Community Benefit/Public Involvement

The City believes that it is in the best interest of the City to sell the unimproved property.

Budget and Financial Impacts

The sale of this land is for \$2,400,000.