

City Council – Action Request Form

Date: September 11, 2017

To: The City Manager

From: S. Kirk Bjorling, Real Estate Administrator
D. Ritchie Brooks, Director of Community Development

Council Action Requested:

Consideration of a Resolution Authorizing Acquisition of Property at 1101 North Cameron Avenue for the TURN Program in the East Ward

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Improve Character and Condition of Neighborhoods

Strategic Plan Action Item: Yes

Key Work Item: Yes



Summary of Information:

A search has been conducted for a house to serve as the demonstration home for the Transforming Urban Residential Neighborhood (TURN) Program in the East Ward. A suitable house has been located at 1101 North Cameron Avenue, which is further identified as Tax PIN 6836-80-9550. It has three bedrooms, 1½ baths, and contains approximately 2,072 square feet. The property is owned by Talmadge L. Hill and Clarence L. Hill. The property is listed for sale at \$54,900 and the owners have agreed to accept a negotiated purchase price of \$40,000 for the property. Bids were obtained to rehabilitate the dwelling, to a higher standard than what is typically used for the City’s Housing Rehabilitation Program. The lowest responsible responsive bid was \$103,950. A \$7,000 estimate was later obtained to make repairs to the front porch area of the dwelling which will increase the total projected rehabilitation costs to \$110,950. The project will also include a 5-10% contingency for unforeseen construction items and soft costs.

The attached resolution authorizes the acquisition of property at 1101 North Cameron Avenue Tax PIN 6836-80-9550 for \$40,000 and the rehabilitation of the property for \$110,950 plus 5-15% contingency for unforeseen construction items and soft costs. At completion, the City will market the property for private sale.

Committee Action:

Committee	Finance 9/11/17	Action	Approval
For	Unanimous	Against	

Remarks:

