



CITY COUNCIL Agenda Item #19-063(f)

Date: February 27, 2019

Consent X Discussion

SUBJECT: Sale of 390 sq. ft. land strip adjacent to 105 State Street

SUBMITTING DEPARTMENT: City Manager

RECOMMENDED ACTION: Authorize the City Manager to execute sale of 390 sq. ft. strip of land abutting 105 State Street to 105 State Street LLC for \$12,000.

RELATED COUNCIL GOAL/PRIOR ACTION: Community Prosperity

EXPENDITURE REQUIRED: None. City will be receiving funds.

SOURCE OF FUNDS: N/A.

LEGAL REQUIREMENTS: Chapters 102 and 301 (b)(1) of the City Charter authorize the City, through the City Council, to purchase or sell property.

BACKGROUND INFORMATION: 105 State Street LLC (Thomas Lauzon) purchased the 105 State Street property in the fall of 2018. Since purchasing the property, the LLC has demolished the former gas station on site and remediated environmental issues. The LLC now seeks to build a new three story structure. During property deed research, it was learned that the City owned a strip of land adjacent to 105 State Street. The LLC, through Mr. Lauzon, has asked to purchase a five foot wide section of this land to allow for a better project site plan and transportation access to this property as well as neighboring properties. City staff has concluded that a portion of this land is not needed for any current or likely future public benefit. We agree that the addition of this small strip improves transportation access in and around that area.

City Assessor Steve Twombly reviewed recent downtown land sales and estimated the property value of the strip to be approximately \$10,800. The LLC offered \$12,000 in order to cover any administrative costs to the city in making the transaction.

SUPPORTING DOCUMENTS: Site plan showing the proposed strip of land to be sold.

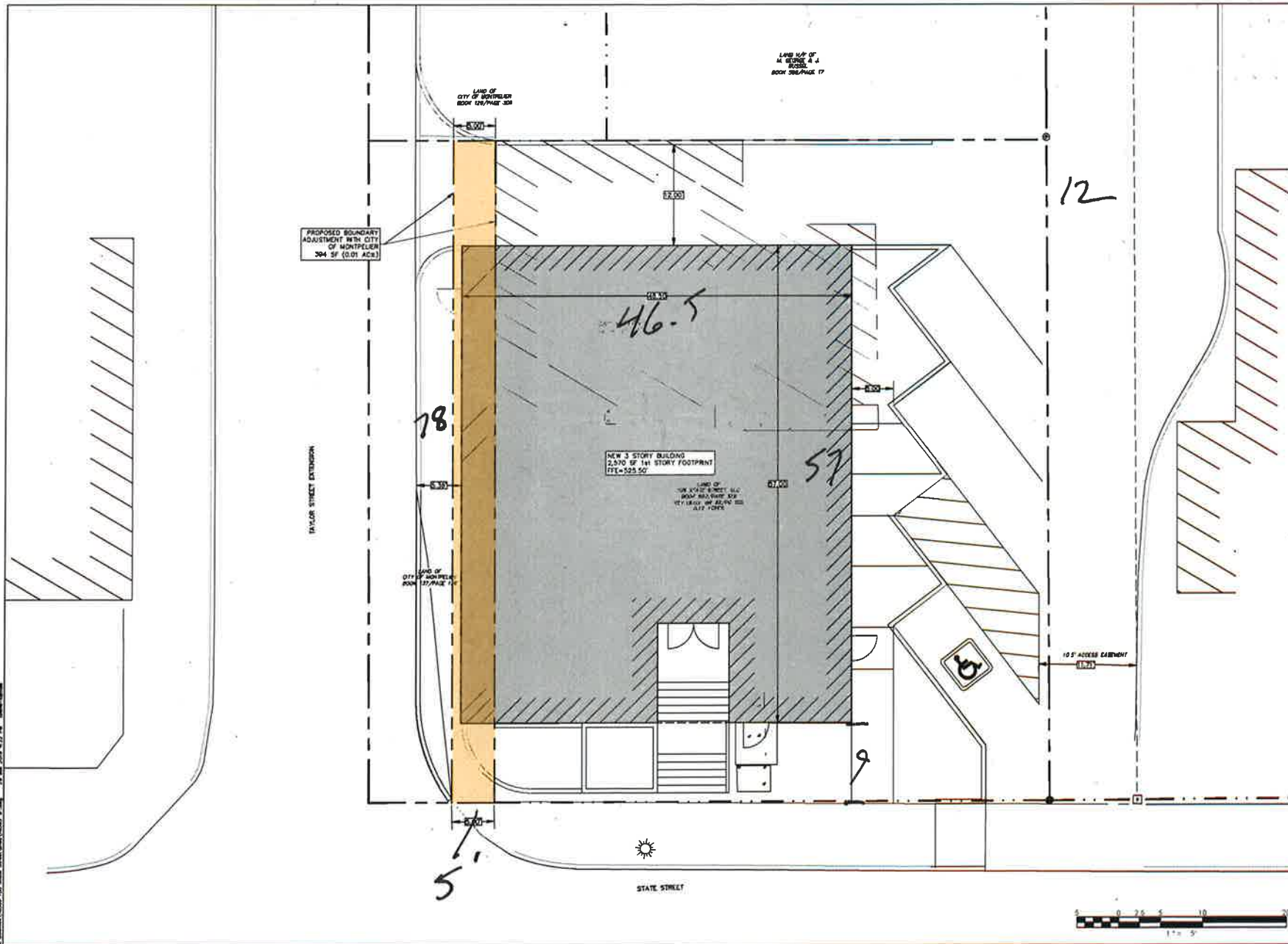
INTERESTED PARTIES: 105 State St LLC, neighboring property owners.

CITY MANAGER'S APPROVAL:

A handwritten signature in black ink, appearing to read "W. J. ...", is written over the City Manager's Approval line.

1,206,897 = 27.7076 .009

390 SF



Civil & Structural Engineers
DeWolfe
 ENGINEERING ASSOCIATES
 100 STATE STREET, SUITE 200
 MONTPELIER, VERMONT 05602

NO.	DATE	REVISION
1		

105 STATE STREET
 REDEVELOPMENT
 105 STATE STREET
 MONTPELIER, VERMONT

PROJECT NUMBER	19353
DRAWN BY	RDC
CHECKED BY	EMC
SCALE	1"=5'
DATE	29 JAN 2019
DESIGNED BY	EMC

LOT LINE
 ADJUSTMENT MAP

P.01

SHEET 1 OF 1

 10,862
 10,805