

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 14

DATE: March 21, 2006

STAFF: Patrick Rowe
Maurice Head

SUBJECT

First Reading of Ordinance No. 049, 2006 Authorizing the Lease of City-Owned Property at 2313 Kechter Road, Fort Collins, Colorado, for Up to Five Years.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

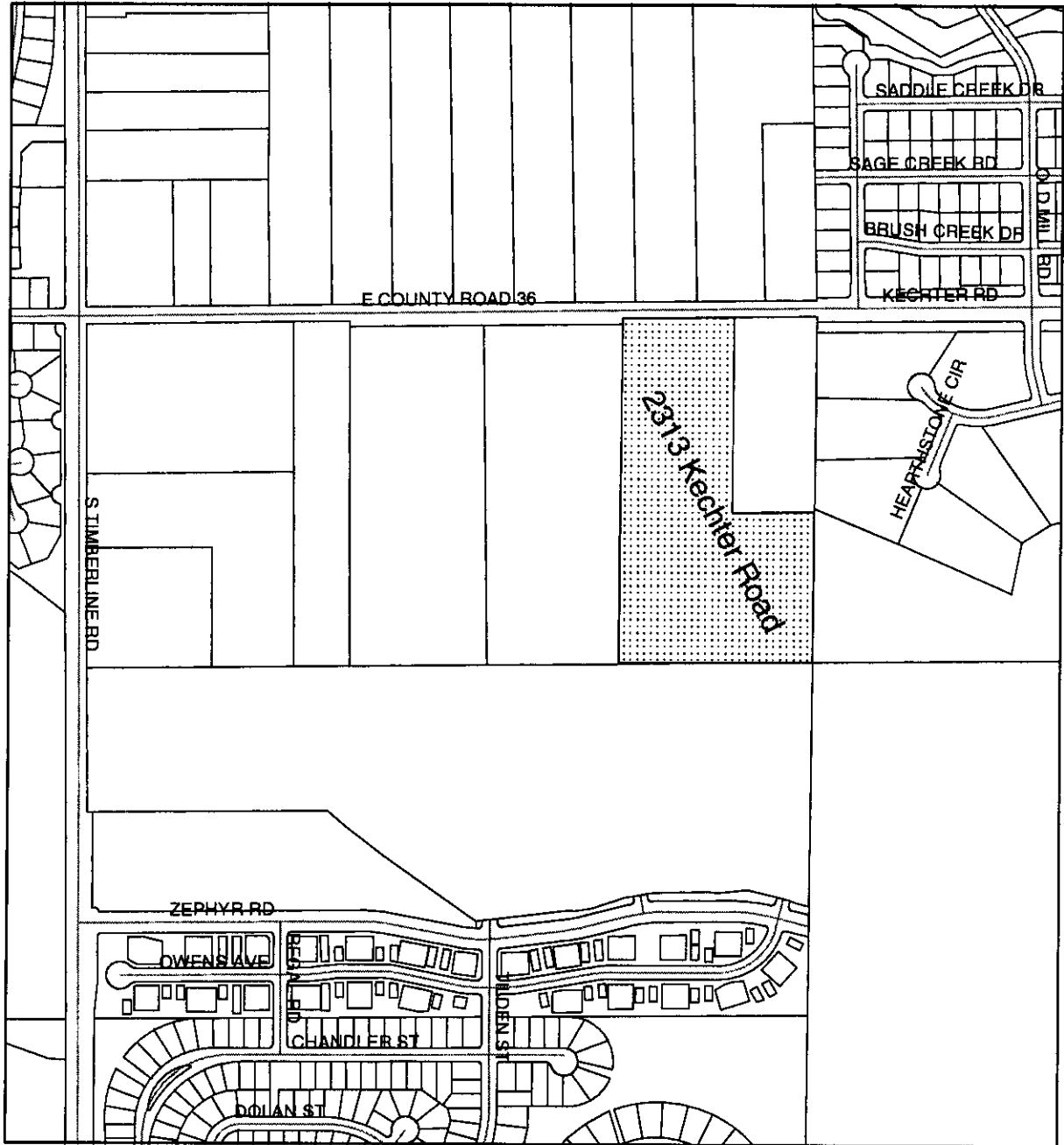
Rent collected from the lease of the house and outbuildings will result in at least \$19,200 in unanticipated revenue to the Advance Planning Affordable Housing Program. The tenants will pay all charges for utilities and provide ground maintenance.

EXECUTIVE SUMMARY

The City acquired this property as part of the Affordable Housing Land Bank Program (the "Land Bank Program"). The property is composed of 15.959 acres of development land and is improved with a 2,967 square foot single family house and three outbuildings. One of the goals of the Land Bank Program is to hold land for a minimum of five years. Leasing the property during this time period generates revenue for the program, eliminates ground maintenance and discourages vandalism in empty structures.

The lease for 2313 Kechter Road will include the entire 15.959 acres with the single family residence and the three outbuildings.

2313 KECHTER ROAD LEASE PROPERTY LOCATION MAP



Property Location



ORDINANCE NO. 049, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY AT
2313 KECHTER ROAD, FORT COLLINS, COLORADO
FOR UP TO FIVE YEARS

WHEREAS, in April 2001, the Council adopted Ordinance No. 048, 2001, amending Chapter 23 of the Code of the City by the addition of a new Article XI entitled "Land Banking"; and

WHEREAS, Ordinance No. 048, 2001, contains a determination of the City Council that the acquisition of real property in order to ensure the property will be available for future development to provide housing for extremely low and very low income families would be in the best interests of the citizens of the City; and

WHEREAS, Ordinance No. 048, 2001, further states that the proposed program for the banking of real property for the purpose of assisting housing providers in providing housing for extremely low and very low income families will not negatively impact the local real estate market, due to the anticipated volume of property purchases the program would entail; and

WHEREAS, as part of the land banking program established pursuant to Ordinance No. 048, 2001, known as the Affordable Housing Land Bank Program (the "Land Bank Program"), the City of Fort Collins acquired the property at 2313 Kechter Road, in Fort Collins (the "Property"), in January 2006; and

WHEREAS, the City desires to lease the Property for a period of up to five years at an annual rate of at least \$19,200; and

WHEREAS, under Section 23-114 of the Code of the City of Fort Collins, the Council is authorized to lease any and all interests in real property owned in the name of the City, provided that Council first finds that the lease is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Council hereby finds that the lease of the Property at 2313 Kechter Road as provided herein is in the best interests of the City of Fort Collins.

Section 2. That the City Manager is hereby authorized to execute a negotiated Lease Agreement for the Property consistent with the terms of this Ordinance, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary or desirable to protect the interests of the City.

Introduced, considered favorably on first reading, and ordered published this 21st day of March, A.D. 2006, and to be presented for final passage on the 4th day of April, A.D. 2006.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 4th day of April, A.D. 2006.

Mayor

ATTEST:

City Clerk