

Public Hearing: February 11, 2013

**FACT SHEET**

**TITLE:** Willard Community Center Sales Agreement

**SPONSOR:** Lincoln Parks and Recreation

**OPPONENTS:** None known

**OTHER DEPARTMENTS AFFECTED:**  
Urban Development, Planning, Law

**STAFF RECOMMENDATION:** For

**APPLICANT:** Lincoln Parks and Recreation

**REASON FOR LEGISLATION:**

The Willard Community Center (WCC) has leased the building at 1245 S. Folsom Street since 1980. The current lease agreement extends through March of 2013. Due to the private use of this property, and the need to discontinue the commitment of public resources to repair and maintain it, the Lincoln Parks and Recreation Department is proposing to surplus the property and execute a sales agreement with WCC for the building and a portion of the property to the west of the building.

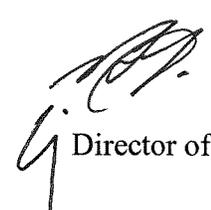
**DISCUSSION**

WCC provides programs for youth and adults at the WCC building, and school age programs at Roper Elementary School and at Lakeview Elementary School. WCC has signed an agreement to purchase the building and a portion of the parcel to the west (see map attached to agreement showing area of sale) in order to continue its services and to provide space for an addition and parking as may be needed in the future. There is an 80' Building Line District along South Folsom Street; the City will retain the east 7' of the parcel along S. Folsom Street within the Building Line District.

The current building was constructed in 1918. The property value of the building and related land for sale to WCC were estimated by the City Real Estate Division to be \$66,549.00 - the Division determined that the building is a liability and anticipates a buyer might depreciate the value based on cost to demolish or rehabilitate the building. The purchase price of \$2,623.17 is based upon the property value minus the estimated cost to replace the roof and expenses that WCC incurred for immediate and necessary repairs to the building from April 2011 to September 2012, as well as WCC's agreement to continue to provide social service activities and events at the level it currently does for a period of ten years.

The Lincoln Parks and Recreation Advisory Board recommended approval of declaring the property surplus on December 13, 2012, and the Planning Commission recommended approval of both the surplus property declaration and a change of zone from P-Public to R-2 Residential on January 9, 2013.

**FACT SHEET PREPARED BY:**

 Nicole Fleck-Tooze  
Director of Parks and Recreation

**REVIEWED BY:**