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**MEMO TO:** Mayor Fred McCarthy  
Langley City Council

**FROM:** Michael Davolio, AICP

**SUBJECT:** Proposed Sale of Firehouse Property

**DATE:** February 24, 2015

*This memo is intended to accompany the draft Request for Proposal, intended to solicit offers for the purchase of the city-owned "Firehouse" building on Second Avenue. While the City has the right to sell the property directly, staff is recommending this public process for the sale of the subject property.*

*The RFP is intended to ensure that the future use of the property is in keeping with the city's goals of promoting tourism and maintaining an economically viable downtown. While the selling price will be important, it would not be the sole factor in determining the new owner.*

*By way of a brief description, the property originally consisted of two separate parcels that were combined as part of a boundary line adjustment in 197. The front lot (Lot 14) is improved with the firehouse building. The rear lot, lot 13, is unimproved and is used for parking. The 2014 assessed value of the property is \$688,045. The peak value for the property occurred in 2007 at \$850,964, and the value has decreased in every year since that time.*

The RFP anticipates the city's need for continued use of the rear lot for public parking, and thus includes language noting that the city would retain possession of the rear lot by easement. As an alternative, the city could take the time to re-divide the property and retain title to Lot 13. However, the easement language contained in the RFP should be sufficient to protect the city's interests. Because at least a portion of the rear lot would be available for the use of patrons of the firehouse building, it is not anticipated that an easement ensuring the continued use of this space for parking will have a significant impact on the overall value of the property.

In addition, the RFP also allows for the city to continue to authorize the occasional use of the space in front of the building for public events, such as the farmer's market.

In order to sell the property, the City Council, you will need to declare it as surplus at your next meeting. You may also, if you choose to do so, establish a minimum price to include in the RFP. Following your action, the staff will initiate the advertisement of this RFP.