



Amended Option Agreement for 290 Keystone Avenue

July 28, 2021

Existing Option Agreement Approved Feb 27, 2019:

- Term: July 31, 2021 deadline to exercise option (per extensions approved by the City Manager)
- Consideration: \$25,000 to be applied to purchase price
- Purchase Price: Greater of \$13.00 per s.f. (\$631,402) or appraised value
 - Appraisals have not been completed - \$13.00 per s.f. estimate was based on a 2020 appraisal & auction price @ 265 Keystone Ave.
- Development Project: Combine with two adjacent parcels and develop a residential project of at least 100 dwelling units, with at least 50 dwelling units provided in phase 1. Combined property is 2.717 acres.

Amended Option Agreement Proposal:

- Term: Deadline to exercise option extended by 3-months (to October 31, 2021)
- Consideration: \$25,000 already paid would not be applied to purchase price
- Purchase Price: Purchase price to be reduced to \$75,000 (discounted from the greater of \$631,402 and appraised value)
- Development Project: Property to be combined with Developer's adjacent property and developed at a minimum density/intensity of 30 units/acre or 2.0 floor-area-ratio.

This request was previously part of a proposed development agreement

Recommendation

Requested Action:

- Council should review the proposal and the summary of past discounted sales – then establish a sale price between \$75,000 and the appraised value.

