

Memo to Board

November 15, 2022

From: Andy Lister *AWL*
Project Manager

Re: BCRSD real estate in Sun Valley Estates Subdivision

History:

In October of 1987, BCRSD acquired, by Warranty Deed, a 1.86 acre tract of ground adjoining Sun Valley Estates subdivision. The Warranty Deed did not contain a reverter Clause. This tract contained a two cell lagoon and half of a stormwater detention pond.

In 2014-15, BCRSD closed the 2 cell lagoon, converted the north cell into a detention pond, built a pump station and force main along Hwy HH and connected the pump station to the City of Columbia.

Three lots in Sun Valley Estates were never developed and have remained vacant. Two of the 3 lots adjoin BCRSD's 1.86 acre tract. Greg Harmon recently purchased these 3 lots and is in the process of extending a public main and building new homes on the 3 lots. Mr. Harmon shared the real estate contract with BCRSD which shows that he paid \$20,000 for the 3 lots, or \$6,666 per lot.

In September, Mr. Harmon submitted a written offer of \$6,000 to BCRSD to purchase the southern (unused) portion of BCRSD's tract. I told Mr. Harmon that if the Board were willing to sell it to him, that he would have to hire a surveyor to separate the portion of this 1.86 acre tract which BCRSD would retain, leaving approximately an acre for BCRSD to sell.

The 3 lots which Mr. Harmon bought are platted lots with street frontage. They are essentially ready to build on. I believe that these are reasonable comps to look at in evaluating Mr. Harmon's offer. Based on the sale of the 3 lots, I believe that Mr. Harmon's offer of \$6,000 is reasonable for what is an otherwise landlocked parcel. Development of BCRSD's unused tract would require platting.

There are 2 other property owners whose property touches BCRSD's tract. I contacted Jay Turner who owns 325 acres to the west and he indicated that he had no interest in buying this tract. At the end of October, I mailed a letter with diagrams to the owner the 70 acre tract to the South, Wes Fewell, inquiring as to whether he would have an interest. He has not responded.