

#13

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S)

Date: April 11 2016

Weekly Agenda Date: Tuesday April 19, 2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Director
Office of Planning and Zoning

WORDING FOR AGENDA ITEM: Receive Departmental Recommendation Re:
citizen inquiry to purchase county owned real estate.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Woodbury County owns four (4) congruent parcels totaling 222+ acres approximately ½ mile southeast of Sioux City. One of the parcels includes the site of the Prairie Hills facility which was originally constructed in 1917 for use as the county home. Historically the county farm composed the balance of the 222 acre complex. Through the years the tillable ground has been cash rented under various agreements. The county currently cash rents 203.5 tillable acres at the site under an existing 2016-2018 lease with Mr. Brian Peterson for \$73,690 annually or \$362@ acre.

Recently the county was contacted by a citizen inquiring if a portion of one of the parcels was available for sale. Mr. Kyle Mullenix wishes to purchase a portion of the most northern 74.5 acre parcel for the construction of a single family dwelling for his family. Mullenix prefers to purchase a portion, or all, of the southern-most (triangular) 15 acre portion of the parcel. Find mapping and aerial photo attached.

At Chairman Taylor's request Mark Nahra, David Gleiser, Joshua Widman and John Pylelo were tasked to evaluate the Mullenix purchase inquiry and make recommendation.

BACKGROUND: The current Prairie Hill Jail Annex was conceived in 1999 when Woodbury County was experiencing high inmate populations at the main jail in the Law Enforcement Center. The "Old County Home", was opened as a minimum security facility with a portion of the old building renovated to accommodate forty (40) additional inmates.

Over the years, additions occurred to the annex to provide support services for training, food preparation, staff fitness, and asset storage. In 2001 an NRA approved firing range was constructed. Federal, State, County, and local law enforcement agencies utilize the range for training.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

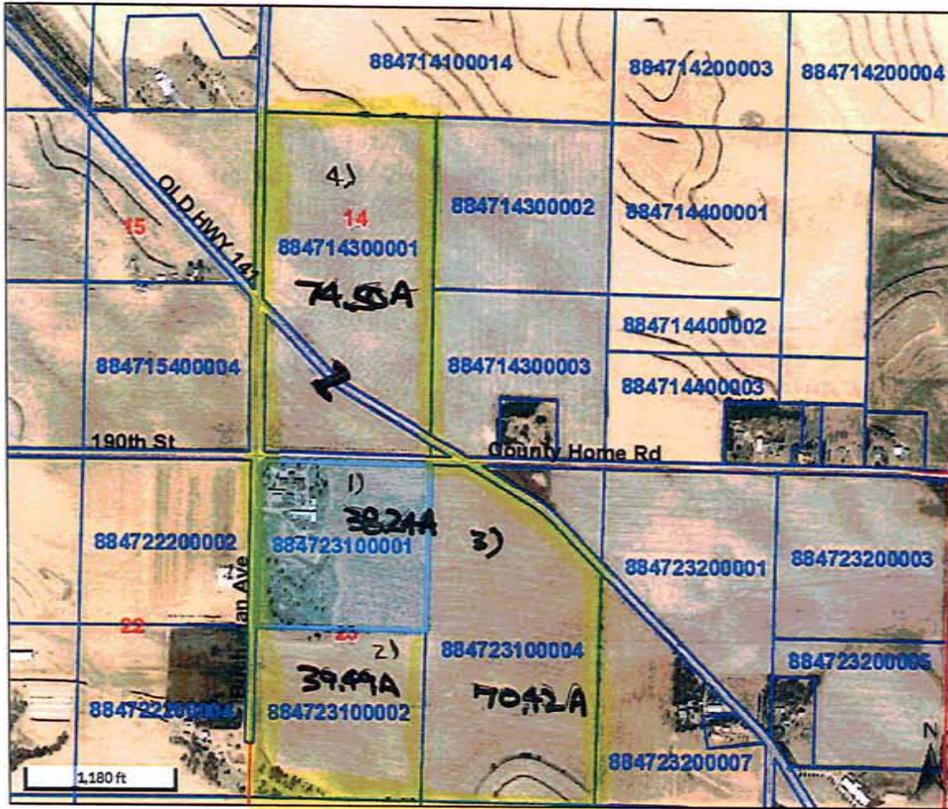
Yes No

RECOMMENDATION: The property's review process included the following:

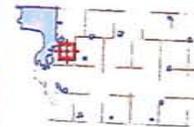
1. Review of the 2016-2018 farm lease;
2. Analysis of the highest and best use potential of the parcels;
3. An assessment of the potential commercial or industrial development of the site;
4. Discussion of available utilities;
5. Financial analysis of the sale vs lease cash flows;
6. The timing of the expiration of the current farm lease with Brian Peterson on 12/31/2018.
7. The impact of sale of a central portion of the site upon the remaining property's best use and highest value;
8. Discussion of why rural residential development does not pay for required level of service costs.

The overall analysis confirmed the current highest and best use of the tillable acre portion of the site is agricultural row crop production. Further that the property continue to be used as leased real estate. No changes in use are recommended for the 203.5 tillable acres. Should your Board wish to further explore the Mullenix inquiry we recommend Dennis Butler complete his independent financial analysis and the Sheriff's Office be asked to provide comment. This recommendation does not include an assessment of the Prairie Hills facility component of the site or its uses.

ACTION REQUIRED / PROPOSED MOTION: Informational Only. Provide direction on conveying the Board's position to Mr. Mullenix.



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales
- 2013
- 2014
- 2015
- ▭ Parcels

Parcel ID	884723100001	Alternate ID	00000000826425	Owner Address	WOODBURY COUNTY COUNTY HOME
Sec/Twp/Rng	23-88-47	Class	A		620 DOUGLAS ST
Property Address	1600 COUNTY HOMER RD	Acreage	38.24		SIOUX CITY, IA 51101-0000
	WOODBURY				
District	039 WOODBURY.SGT BLUFF LUTON COMM				
Brief Tax Description	WOODBURY TOWNSHIP NW NW 23-88-47				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/6/2016

Developed by
The Schneider Corporation

COUNTY OWNED

ADP 211

Kyle Mullenix Proposed Purchase Offer



04/08/2014