



Agenda Item: Amendment - Contract

Title: Consideration amendment no. 1 to the contract for the sale and purchase of real property described as Parcel 1, Block 1 Revised Turner Tract Addition between the City of Laramie, Wyoming and The Encore Partners, LLC.

Recommended Council MOTION:

I move that council approve amendment no. 1 to the contract for the sale and purchase of real property described as Parcel 1, Block 1 Revised Turner Tract Addition between the City of Laramie, Wyoming and The Encore Partners, LLC, and authorize the Mayor and Clerk to sign.

Administrative or Policy Goal:

Resolution 2019-23B – A. Holistic Economic Development (“Laramie-Centric”) Milestone #1: Through and with the City’s economic development partners, recruit 3-4 New Businesses with the retail, service, and/or Manufacturing Industries.

Laramie Wyoming Housing Study 2030 – January 2015

Turner Tract Area Plan – 2013

Thrive Laramie: A Community and Economic Development Action Strategy for the Next 10 Years

Background:

The original financing contingency allowed for 12 months from the effective date for the buyer to notify and obtain financing for the project. The 12 months expires in December. The buyer has completed the site plan process and due to construction cost requested an additional 6 months for this contract term. The amendment changes the 12 months from the effective date to 18 months from the effective date providing for that request. Staff has not received any interest in this property over the past 12 months and supports this request.

Previous Background Information:

The City of Laramie was approached by The Encore Partners, LLC to acquire land for the development of a 56-unit senior apartment community on Parcel 1, Block 1 of the Revised Turner Tract Addition. The proposed project would include 14 independent living apartments, 28 assisted living apartments and 14 secure memory care apartments on the approximately 3.14-acre site.

The Encore Partners was attracted to this site due to the adjacency to the Laramie Community Recreation Center, Laramie Community College, Laramie High School, the proximity to the Ivinson Memorial Hospital, the University of Wyoming and retail options located along Grand Avenue.

In addition to the increase in residential units this project is intended to provide 23 full-time and 15-20 part-time employment opportunities creating estimated annual gross wages for the new project at \$1,106,472. In addition to the wages this project would also support third-party vendors through various services including landscaping, snow removal, dietary services, housekeeping/janitorial supplies, local



entertainment and home health care services along with an annual estimated personal property tax of \$42,500.

The contract, if approved, is an option purchase agreement. There is an earnest money deposit, due diligence period and contingencies including: inspection/investigation, financing, title and appraisal. The appraisal is based on 3.61 acres and came in at \$550,000. The actual land considered for sale under this contract is 3.14 acres and would equate to an appraised value \$478,393. The economic development benefit to Laramie includes job

creation, secondary vendor income, increased annual property tax and fiscal benefit to the City of Laramie.

The project, if approved, supports the Laramie, Wyoming Housing Study 2030 in various ways identified here:

1. Future population and household growth in Laramie will be driven by new and expanded housing and economic development and public service activities. The most critical housing issues in the City include... Other priority housing needs include providing housing opportunities for the elderly...
2. The Effective (Housing) Market Area (EMA) for the City of Laramie is comprised of... The largest population increases are projected to occur within the "20-34" and "55-64" age groups.
3. Senior 55+ Housing Survey Results. A "Continuum of Care for Elderly Persons Household Survey" was made available... The following are highlights from the Survey.
 - a. A majority of Survey participants were persons in the 55-64 age group. A majority also identified having income at or above \$76,000.
 - b. Survey participants consisted of 135 owners and 23 renters. A total of 82 participants anticipated not changing their current housing situation in the near future, while 57 participants plan to change their current housing situation within five years.
 - c. A majority of Survey participants were satisfied with their current housing situation. Those not satisfied cited concerns about maintenance/upkeep and the ability to afford certain housing repairs or needed to upgrade to a specific housing type.
 - d. Participants identified needing either an assisted living housing unit, nursing home/long-term care or a single-family housing unit to satisfy their housing needs within the next 10 years. Most participants felt living in a Retirement Housing Campus was either "somewhat appealing" or "very appealing".
 - e. Auto repair, law enforcement and the local food/meals-on-wheels program were identified as the top three community services in Laramie.
4. Retirement and Elderly Housing:
 - a. One of the most needed housing types in Laramie is Elderly and Senior Housing.
 - b. The City of Laramie is thought to be highly desirable for retirees and the elderly, compared to many other Wyoming Communities. The City has a good variety of medical support services, activities associated with the University, recreation and social opportunities.
 - c. Regency Retirement Residence, Laramie Senior Housing (Section 8) and the Springwood Assisted Living and Memory Care facilities are 100 percent occupied with waiting lists. The Laramie Care Center, a nursing home, was recently remodeled and upgraded. The Center is a very attractive and well operated facility.
 - d. The Community of Laramie does not have a need for more independent elderly housing. The City has a big need for elderly housing with services available for a variety of levels of care.
 - e. A large percent of seniors living in independent rental units need the higher level of care provided in an assisted living facility.

- f. Seniors in Laramie would greatly benefit from the development of assisted living facilities for low-income elderly.
- g. The Community of Laramie needs duplex style townhomes or rental units that include property maintenance services.

The Laramie, Wyoming Housing Study 2030 outlined various steps to help correct housing deficiencies:

1. Action Step 1: The Housing Initiative should include the development of up... 256 owner and 294 rental units for elderly households at 55+ years of age.
2. Action Step 2: The Housing Partnership should be comprised of organizations from both the private and public sector...providing housing and related services to the elderly, families, special populations and homeless and near-homeless persons. The Housing Partnership should take the lead role to design and implement a...and a Continuum of Residential Retirement Program for older adults in the City.
3. Action Step 5: Plan and implement a Continuum of (Housing) Residential Care Program in the City of Laramie directed at persons and families 55+ years of age... Modern programs of assisted and long-term care living should be on the Community's housing agenda. Affordable retirement and elderly rental housing facilities in Laramie are consistently fully occupied with a waiting list. Several tenants are in need of higher levels of care but are not able to afford assisted living facility costs. Respondents to the "Continuum of Care for Elderly Persons Household Survey" identified Assisted Living Housing as the most needed housing type for persons 55+ years of age, nearly doubling the number of responses for additional nursing home/long-term care, the second highest selected housing type.

The project, if approved, partially supports the Turner Tract Area Plan 2013:

Maintaining open space and greenways, as well as promoting pathways for linking various land uses within the Tract. Mixed use development will allow the City to increase residential density and also maximize commercial and office uses which will create jobs and further stimulate the local economy. It is conceivable too that some of the residents living in the Turner Tract may be employed by businesses and offices that locate in the Tract, which will solidify the Tract as a true live-work community. Allow for a variety of housing densities and styles; Continue to establish a circulation system that enhances connections both within the Turner Tract as well as connecting with other neighborhoods to the west and east...

The range of options will include...and senior housing that is designed for older populations. It makes the Turner Tract an excellent example of how good design and access to nearby services can support a mixture of housing types that accommodate a wide range of residents.

The proposed land use plan is one area that is not supported by this project. The land proposed in the sale is part of a 13.63-acre parcel that was identified for recreational use. Please keep in mind that this plan was impacted by the South Laramie Drainage study that turned a little over 10 acres of this parcel into a detention pond as recommended by the study. This left the 3.14-acre site that remains and is under consideration by this action. There is a desire by the proposed development to provide direct access from the independent living portion of this project to the Laramie Community Recreation Center providing an additional benefit of increased participation and memberships. There are still plans to provide for a future bike park on the remaining 10 plus acres as funding becomes available.

The project, if approved, supports the Thrive Laramie: A Community and Economic Development Action Strategy for the Next 10 Years

Strategy 1. Increase Regional Collaboration for Business Retention, Attraction, and Recruitment Efforts.

To encourage the introduction and growth of new businesses and industry sectors that pay competitive wages... Opportunity: Target industries that bring high-paying, skilled, primary labor market jobs for attraction and retention to diversify the region's industry mix, drive economic growth, and increase wages.

Strategy 4. Strengthen Connections Between Educational/Training Providers and State and Regional Employers. Improved industry-workforce alignment is needed to keep workers in the region, by ensuring they can pursue family-sustaining job opportunities and that they have the skills needed to fulfill employer requirements... Opportunity: Strengthen collaborations between training providers, educational institutions – including high school, technical training, community college, and university – and private employers to enhance workforce and industry alignment and support talent retention.

Strategy 13. Work to Expand the Quality and Quantity of Housing Options Available. Opportunity: Increase the volume of construction, as well as enhance the existing quality and diversity of housing stock in strategic locations to contribute to a more livable Laramie.

Legal/Statutory Authority:

Wyoming State Statute 15-1-112. Manner of disposing of municipal property; when advertising and bids not necessary.

(a) Except as otherwise provided in subsection (b) of this section and W.S. 15-1-113(a), before the sale of any property of any city or town valued at five hundred dollars (\$500.00) or more, an advertisement of the intended sale, describing the property and the terms of the sale, shall be published at least once each week for three (3) consecutive weeks in a newspaper having general circulation in the community, announcing a public auction or calling for sealed bids for purchase of the property. The property shall be sold to the highest responsible bidder, unless the governing body of the city or town rejects all bids. The responsibility of the bidders shall be determined by the governing body of the city or town.

(b) Any city or town, upon terms the governing body thereof determines, without advertising the sale or calling for bids, and after a public hearing, notice of which shall include the appraised value of all real properties involved and notice of proposed terms of any contract with an independent agency pursuant to paragraph (iii) of this subsection and is published at least once each week for three (3) consecutive weeks in a newspaper of general circulation in the county in which the city or town is located, may:

(i) Sell any property to: (A) The state of Wyoming for the use of any agency or instrumentality thereof; (B) Any agency or instrumentality of the state or federal government authorized to hold property in its own name; (C) Any political subdivision of the state; (D) Any person acquiring the property for a use which the governing body determines will benefit the economic development of the municipality.

(ii) Trade any real property the city or town owns for any other real property;

(iii) Contract with an independent agent to sell individual parcels of land for development as reasonable cost housing alternatives for prospective homeowners, provided the parcels have not been previously developed beyond the installation of basic utilities and a foundation.

Budget/Fiscal Information:

Revenue

Source	Amount	Type
Fees/Charges for Service		
Grants for Projects		
Loans on Project		
Other	\$430,851.96	Reciept from property sale.
Total	\$430,851.96	

Expense

Proposed Project Cost.

Project Budget	Amount	Funds
Project Cost	\$3,000.00	Appraisal Fee - W.E. Lundquist
Loans on Project		
Grants for Project		
Other/Outside Projects		
City's Amount	\$3,000.00	
Contingency 0%	\$0.00	
Total Amount	\$3,000.00	

Responsible Staff:

Future dates are subject to change

Work Session	Click here to enter a date.
Advertised	Click here to enter a date.
Public Hearing (PH) Held	December 1, 2020
PH Advertised	November 4, 11 & 18, 2020
Introduction/1 st Reading	December 1, 2020
2 nd Reading	Click here to enter a date.
3 rd Reading	Click here to enter a date.

Attachments:

Amendment One Encore.Boulder Land Sale Signed
 CMO - Encore Partners - Real Estate Purchase Agreement - clean