

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: Sale of City Property to Thomas Hammar

DATE: 8/21/13

Staff has been working with Tom Hammar, owner of Thomas W. Hammar, CPA, regarding the purchase and development of the City property at 502 23rd Street. The lot is across from his accounting firm located at 2300 5th Avenue. Please reference the provided location map.

The attached letter from Mr. Hammar describes the firm's 23 year history in Rock Island. The company has grown to 12 employees and finding parking for all 12 has become a challenge. Mr. Hammar is asking the city to donate the lot at 502 23rd St. which will allow him to develop a 14 space concrete parking lot. The cost to develop the lot with required landscaping is estimated to be \$72,900.00.

The property at 502 23rd Street is 78 x 139.3 or 10,865.4 sq. ft. It was purchased in 1994 from the County Tax Agent for \$1,575.00. According to the file, a structure on the property was demolished for \$5,973.00 in March of 1988.

Staffs recommends approval of Mr. Hammar's request as it will return a vacant property to the tax rolls and supports the needs of a local business. Staff further suggests the City property be conveyed with a Warranty deed and sold for \$1.00 with Mr. Hammar covering the related closing costs estimated at \$800.00.

RECOMMENDATION

The Community and Economic Development Department recommends that Council approve of the sale of the City lot at 502 23rd Street to Thomas W. Hammar CPA, for \$1.00 plus closing costs, authorize the City Manager to execute the contract documents, and refer to the City Attorney for an ordinance.

Submitted by: Mary Chappell, Development Programs Manager
Jeffery Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

11/5/12

THOMAS W. HAMMAR, CPA, PC
2300 FIFTH AVENUE, ROCK ISLAND, ILLINOIS 61201
TELEPHONE 309/788/5543 FAX 309/788/0451

November 2, 2012

City Council
City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201

Dear City Council:

I write this letter to you as I celebrate twenty-three years at the same business location in your fine city. The site has served me very well through the years and I could not be more pleased to be able to have my business headquartered in Rock Island. My firm has experienced much growth through the years at our current location. So much so that I seriously considered relocation to another office location this Summer. After much searching I came to the conclusion I have often heard through the years: your best location is the one you are in currently. I then turned my attention to renovating my existing office at 2300 5th Avenue and am pleased to report that I am getting ready to undertake a renovation project that will cost around \$100,000. This will be a substantial investment in our future in Rock Island.

This leads me to a request I would ask you to consider. While my renovation project will take care of my operational needs within our building, it does nothing to fix the parking needs that I and my employees face each day. When I bought the building and business in 1989, I had three employees. I now have twelve employees and the number increases to fifteen during the tax season. While we do thankfully have six parking spots in the lot across the street and west of our building, many of my employees must park on 23rd street. Our neighbors have been very gracious about this but I am sure there are many times they wish that we did not take up so much of the parking on the street. I would like to request that the city donate a portion of the lot west of my building to me north of the berm that runs east and west so I can add up to sixteen parking spaces. I will of course assume all responsibility for maintaining the lot. My desire is to do this in such a way as to maintain the current landscaping that was done back in 1998. I will apply for funds under the current facade improvement program to put in the parking lot and will be happy to contribute whatever of my own funds I need to in order to complete the project. I am very anxious to get the parking lot put in before the end of the year if the weather cooperates.

I thank you in advance for your consideration to my appeal and would welcome the opportunity to address the council if you believe this would be helpful. I know that Mary Chappell from the city has been most gracious in looking at the lot to see how the parking layout might work. I have been on the CIRLF committee for many years now and have always been impressed and grateful for the quality of people I have worked with at the city. Rock Island is a business friendly city of which I am blessed to be a part.

Very Best Regards,



Thomas Hammar CPA



5TH AVENUE

Hammar Accounting
2300 5th Avenue

Alley Exit

78 ft.

14 Parking Spaces
(9 ft. x 19 ft.)
with 24 ft. Aisle

Entrance/Exit
onto 25th Street

139.3 ft.

23RD STREET



Prepared By: City of Rock Island,
Communiyt and Economic Development Dept.
August 2013

Note: The information
presented is not survey accurate
& is for illustrative purposes only

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1505 46th Avenue Moline, IL 61265

309-736-1212
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Tom Hammar CPA
2300 5th avenue
Rock Island IL 61201

Re: Parking lot west of existing facility

Engineering of parking lot with storm retention. Set property pins.

Tree removal

Excavation and grading of site

Storm and retention work

Landscaping per drawing

Parking lot per city layout

6" Concrete lot with 4" aggregate base and stripped per plan

Two city approaches one on the east and west end of lot

All fees and permits included

Total Price \$ 72,900

Thanks

Jayne Massa
President