

ORIGINAL
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RESOLUTION NO.: R-2022-060

Supporting the Housing Authority of the City of Columbia engaging in the Disposition of a portion of S/S Pickens Street, TMS #11212-23-01

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this 26th day of July, 2022, that the City hereby supports the Housing Authority of the City of Columbia, South Carolina engaging in the disposition of a portion of S/S Pickens Street, TMS #11212-23-01 as may be permitted by HUD; authorizes the City Manager to sign the attached letter of support, or on a form approved by the City Attorney; and, this resolution is adopted to meet the requirements of S.C. Code §31-3-500(B)(1) and (3).

Requested by:

Assistant City Manager Gentry

Approved by:

Keena B. Wilson
City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 7/26/2022
Final Reading: 7/26/2022

Memorandum



TO: Missy Gentry, Assistant City Manager
FROM: Cindi Herrera
CC: Yvonda Bean, CEO
DATE: July 5, 2022
RE: City Approval to Dispose of Excess Land

Columbia Housing owns a surplus parcel of land, Tax Parcel 11212-23-01, consisting of .22 acres (9,583 square feet) on the east side of Pickens Street. This parcel resulted from a slight adjustment in the location of the street during the HOPE VI development of the Rosewood Community.

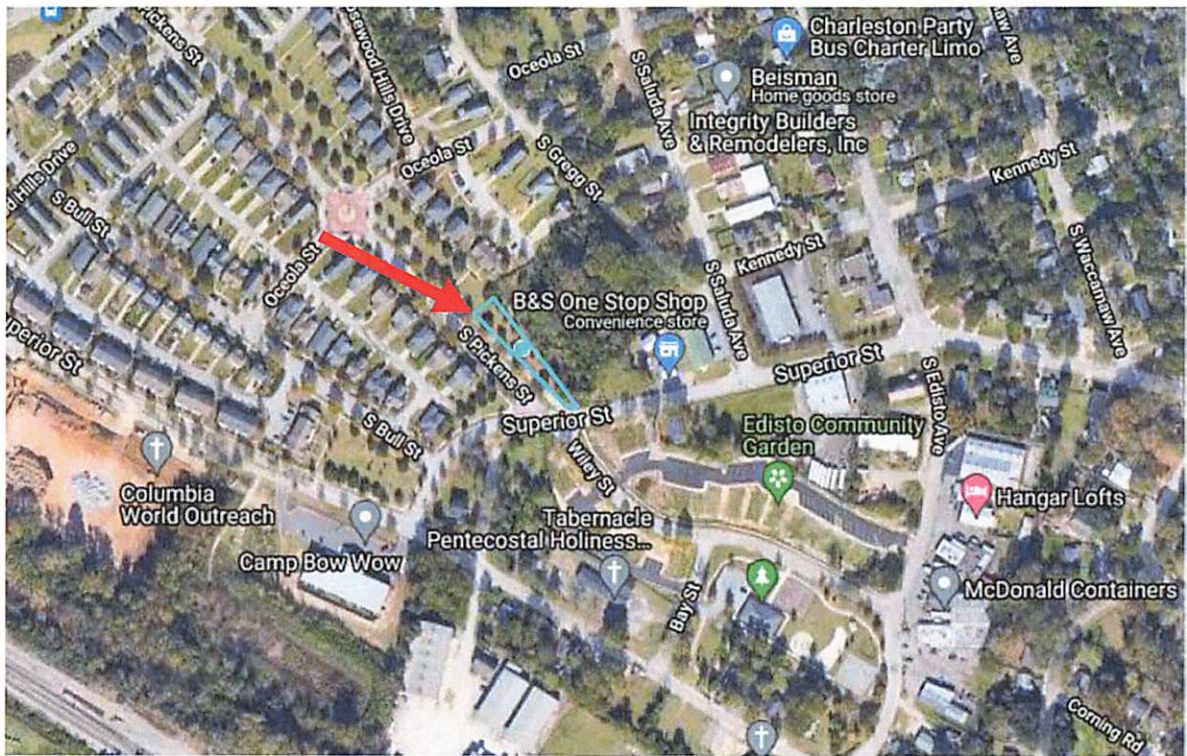
The parcel is not viable for any use by Columbia Housing. However, an adjacent property owner has inquired about the parcel to utilize as an entrance to a proposed 20-unit townhome development.

Pursuant to South Carolina S.C. Code 31-3-500 (B)(1) and (3), Columbia Housing is requesting City approval to dispose of this parcel of land at Fair Market Value.

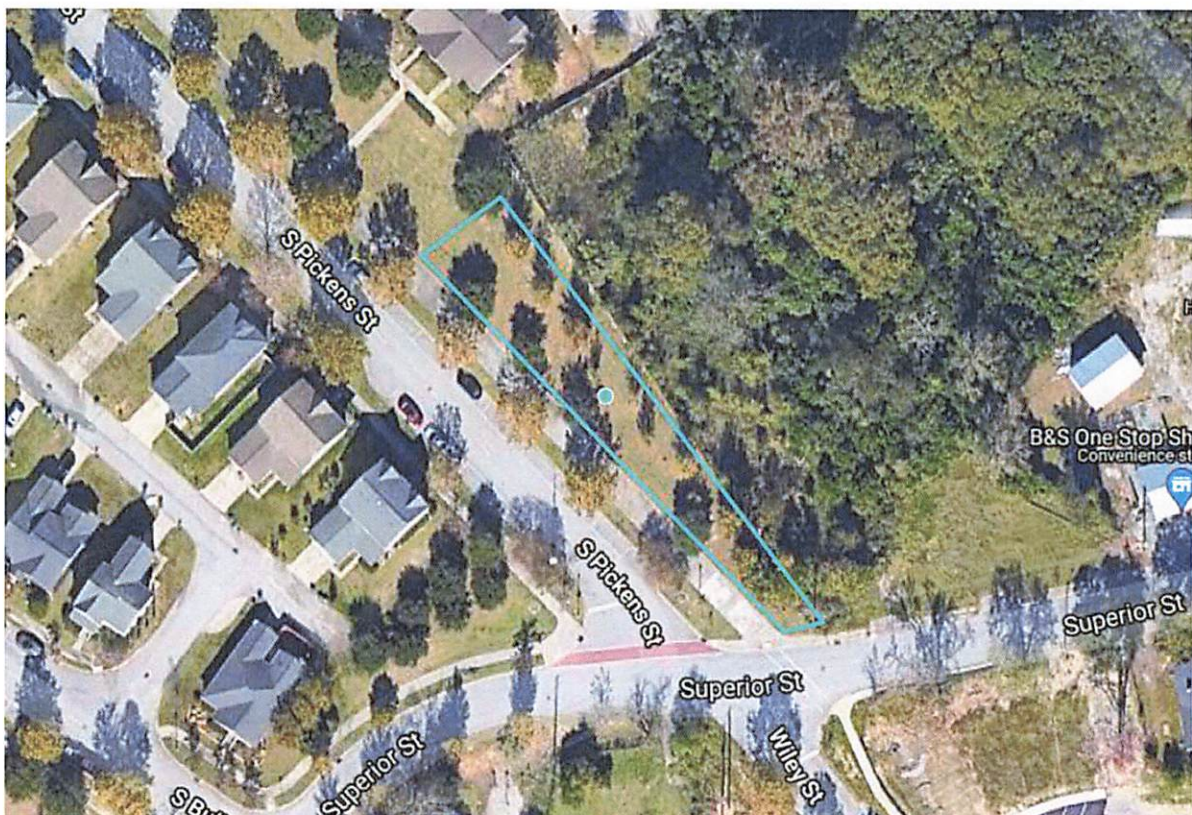
The parcel has appraised for \$34,000. Our Board approved the sale of the parcel at Fair Market Value at the May board meeting. We will be required to post the parcel for public sale but it really has no value to anyone other than the adjacent land owner.

Attached are the tax map of the parcel, a proposed site plan for use by the adjacent property owner and the summary of the appraisal report.

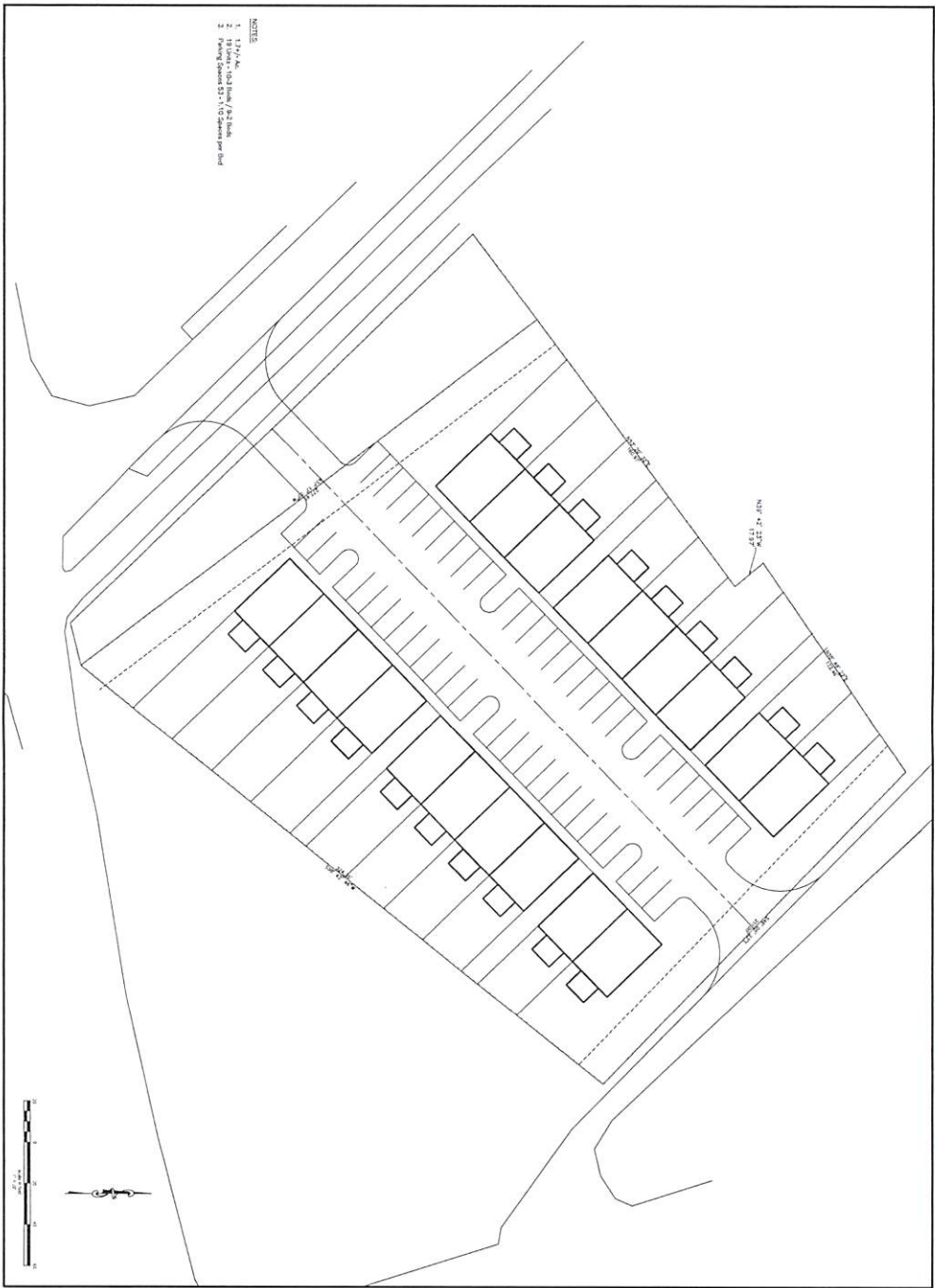
Please advise if you have any questions or need any additional information to proceed with providing approval for the sale of this surplus parcel.




Aerial View of Subject Neighborhood




Aerial Tax Map View



CSP1	Working Title	Working Description	Notes		Project Title / Client Information
	CONCEPTUAL SITE PLAN	Project No.	By	Date	GREGG STREET DEVELOPMENT STRATUS PROPERTY GROUP COLUMBIA, SOUTH CAROLINA
		Project No.			
		Drawn By			
		Checked			
		Date			
		08/14/2011			
		Project No.			
		Drawn By			
		08/14/2011			
	08/14/2011				

	E.L. ROBINSON ENGINEERING 1301 Cervais St., Suite 450 Columbia, SC 29201 Phone: (803) 400-6031 www.elrobinsonengineering.com
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	Client File #: Columbia Housing	Appraisal File #: 01-22-05 – CHA Pickens St
	<h2>Appraisal Report – Land</h2>	
	Appraisal Company: Carter Commercial Appraisal Group, Inc.	
	Address: 1620-A Lady Street, Columbia, SC 29201	
	Phone: 803 799-1776	Fax: 803-799-2345 Website: www.cartercommercial.com
Appraiser: Joseph Carter, II		Co-Appraiser:
E-mail: jimmy@cartercommercial.com		E-mail:
Client: Columbia Housing		Contact: Adam Dalenburg
Address: 1917 Harden Street, Columbia, SC 29204		Email: adalenburg@columbiahousing.com Phone: 803 722-0130
Phone:		E-mail:
SUBJECT PROPERTY IDENTIFICATION		
Address: East Side of S Pickens Street		
City: Columbia	County: Richland	State: SC ZIP: 29205
Legal Description: Open Space; See Deed: 0071-51		
Tax Parcel #: 11212-23-01	Tax Appraisal / Taxes: \$0 / \$0	Tax Year: 2021
Use of the Real Estate As of the Date of Value: Vacant Land		
Opinion of highest and best use (if required): Assemblage with other parcels / Green space		
SUBJECT PROPERTY HISTORY		
Owner of Record: Housing Authority of the City of Columbia		
Description and analysis of sales within 3 years (minimum) prior to effective date of value: None		
Description and analysis of agreements of sale (contracts), listings, and options: None that I am aware of.		
RECONCILIATIONS AND CONCLUSIONS		
Indication of Value by Sales Comparison Approach	\$ 34,000	
Indication of Value by Cost Approach	N/A	
Indication of Value by Income Approach	N/A	
Final Reconciliation of the Methods and Approaches to Value: The Sales Comparison approach was felt to be the single best approach for this property. The sales comps gave me a value indication of roughly \$3.40/SF for the land. No other approaches to value were needed here.		
Opinion of Value as of: January 11, 2022	\$ 34,000	
Exposure Time: One year		
The above opinion is subject to: Hypothetical Conditions and/or Extraordinary Assumptions cited below.		