



MEMORANDUM TO CITY COUNCIL

THROUGH CHARTER OFFICER: James R. Clinch, City Manager
FROM: James R. Clinch, City Manager
DEPARTMENT: City Manager

E-SIGN:

DATE: July 7, 2026

MEETING DATE: July 14, 2026

SUBJECT / TOPIC: 234 Grove Street South – Approval of Purchase Agreement

BACKGROUND INFORMATION:

This Purchase Agreement is for the property located at 234 Grove Street South, a 9,000 square foot parcel located directly adjacent to the recently donated vacant lot at 231 Warfield Ave. This property is owned by the same owner as the donated property and is currently under contract to purchase by the City for \$245,000. This purchase price does represent the appraised fair market value when the two lots were appraised concurrently. The purchase price is slightly higher than the individual appraised value (\$215,000) for the single lot because the property's value was reduced when assessed independently from the adjoining parcel. All three appraisals (individual lots and concurrently) are attached for reference purposes. Please note, this property purchase was inadvertently advertised using the appraised value, but the final negotiated purchase price is \$245,000 as shown in the agreement and as presented at the June 23rd Council Meeting.

This property helps to achieve an important part of the Seaboard Master Plan by allowing for a new roadway connection between Grove St. and Warfield Ave. This roadway would extend all the way through to Seaboard Avenue, providing a vital connection to the center of the future redevelopment area. Please see the attached Seaboard Ownership Map that depicts the future roadway connection of Nolen Street.

This property acquisition will support Strategic Pillar 5, Goal 2: "Acquire additional public property as necessary in support of the Seaboard Master Plan."

SUPPORTS STRATEGIC PLAN: Pillar Five: Economic Development

COUNCIL ACTION REQUESTED: Approval of Purchase Agreement for 234 Grove Street S.

Yes N/A

☒	☐	Document(s) Reviewed for ADA compliance (required if for agenda posting)
☒	☐	City Attorney Reviewed/Approval
☒	☐	Risk Management Review
☒	☐	Finance Department Review/Approval
		Funds Availability (account number): Other General Gov't Impact Fees Fund #313