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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: January 14, 2026

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Contract

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Contract for Purchase and Sale for 2104 12th Avenue West

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

The Urban Group was selected by the City to provide real estate brokerage services to assist in the disposition of City surplus properties. The Urban group listed property located at 2104 12th Ave W on the MLS for \$230,000.00. As a result of said listing, the City received ten offers on the subject property. We are bringing this offer to you today for consideration as we believe the purchase price of \$288,000.00 (\$58,000 over the listing price and \$8,000.00 over the appraised value) is a desirable offer. The other offers on the property were lower and many involved due diligence and inspection periods that would extend the date of closing and the City's obligations thereunder.

We believe this offer will result in a fair price for this lot and result in an expedient and efficient closing. The buyer will be responsible for all closing costs, and the conveyance will be by special warranty deed, as required by the City's Disposition of Surplus Property Policy.

FINANCIAL IMPACT:

\$288,000.00 purchase price and return of the property to the tax rolls. The funds from this sale will need to be returned to the Water/Sewer Fund as this was the source of funding when the property was acquired by inverse condemnation related to the dredging of Wares Creek.

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed and approved by Blalock Walters

SUGGESTED MOTION:

Motion to approve the Purchase and Sale Contract for the property located at 2104 12th Avenue West, Bradenton, Florida and authorize the Mayor to execute all closing documents required to consummate the sale.

ATTACHMENTS:

[Contract for Purchase and Sale](#)