Agenda Item

File #: 21-0602

Requested Agenda Date:
5/18/2021

Requested Agenda Title:
A Resolution of the Salt Lake County Council Approving a Real Estate Purchase Agreement and the Conveyance of Salt Lake County's Interest in Certain Real Property by Quit-claim Deed to Hotel 5600, LLC

Requested Agenda Item Description: Salt Lake County claims to owns a parcel of real property located at approximately 2880 South 5600 West, West Valley City, Utah based upon a Quit-Claim Deed that was recorded on July 9, 1970. A parcel with a unique parcel number was never created for the Property, and instead the Property appears on the Salt Lake County Assessor's records to be part of a much larger parcel identified as Parcel No. 14-26-229-004, which is owned by Hotel 5600, LLC. The Property is subject to a Public Sidewalk, Lighting and Utility Easement granted to West Valley City by Buyer's predecessor-in-interest, recorded as Entry No. 12609390 on September 1, 2017. During its efforts to develop the Larger Parcel, Buyer identified the 1970 Deed as a cloud on its title. To resolve all questions of title, Buyer has offered in writing to purchase the Property from the County for a nominal amount, which amount has been approved by the Salt Lake County Real Estate Section as adequate value, considering the Public Easement and the cloud on title undermining the strength of the county's claim of interest in the Property. This offer is in the form of a Real Estate Purchase Agreement attached hereto as Exhibit A.

Requested Action: Discussion - Vote Needed

Presenter(s) (with titles): Derrick Sorensen, Real Estate Manager

Time Needed: Less than 5 MINS

Is this Item Time-Sensitive and/or Requesting a Time-Certain? Time-Sensitive/Time-Certain agenda item requests must be made in writing to the Council Chair's Senior Policy Advisor, Council Attorney, and Council Administrative & Communications Coordinator.

Requesting Staff Member: Ina Landry, Administrative Services Department Assistant

Are Supporting Documents Needed for this Agenda Item Request? Yes