

Search for
**Southwest
Property**





Southwest Property

Commission Meeting—November 6, 2007

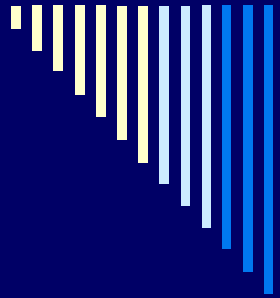
- Mayor Thomas asked District 3 Commissioner Paul Lee to Chair a Search Committee to locate property for the Southwest Park.

 - Public was asked to contact Chairman Lee with smaller property parcels.
-



Southwest Property

- Prior to public announcement of Search Committee, Chairman Lee contacted ALL City Commissioners to ensure their satisfaction with the members selected—ALL were satisfied.
-



Southwest Property

Search Committee

- ❑ Paul Lee – Chair, City Commissioner, District 3
 - ❑ John Craig – City Commissioner, District 4
 - ❑ Taylor Barbaree – City Commissioner, District 5
 - ❑ Ted Long – Dothan Recreation Board Member
 - ❑ Tom Ziegenfelder – Dothan Recreation Board Member
 - ❑ Bruce Sellers – Dothan American League, President
-



Southwest Property

- First Committee Meeting was held on November 14, 2007.
 - Properties from previous search were reviewed.
 - Information on new properties were discussed.
-



Second Committee Meeting November 20, 2007

- Determined Location Parameters
 - Between U.S. Highway 231 South and U.S. Highway 84 West
 - Reviewed property information from a variety of sources (Individuals, realtors, etc...)
 - Discussed unnecessary costs to avoid
 - Unusable land, Lack of Dothan Utilities
 - Started doing homework on all properties of interest
-

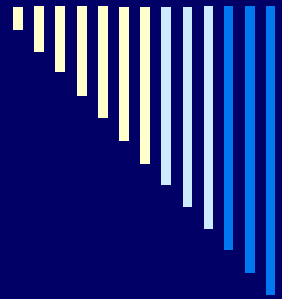


Third Committee Meeting

November 28, 2007

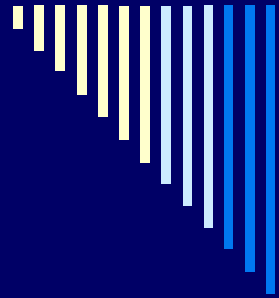
- Narrowed Search to Three (3) Parcels Based on Guidelines
 - Usable land, location, size, etc...

 - Started Price Negotiations
 - One Parcel was not an option due to price-\$2.5 Million
-



Third Committee Meeting (cont'd)

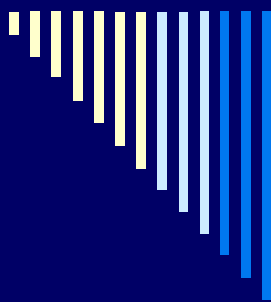
- Began price negotiations on remaining two parcels. Committee would be happy with either parcel.
 - Committee agreed LEAST EXPENSIVE would be the parcel to present to Commission.
-



Fourth Meeting

November December 12, 2007

- An additional parcel was inspected by the Search Committee prior to Fourth meeting (on Brannon Stand).
Presentation made by Realtor during meeting.
 - Prices for ALL Parcels were discussed.
-



Fifth and Final Meeting December 18, 2007

- Chose not to pursue Brannon Stand location
 - Outside City Limits – touches Taylor City Limits on three sides
 - No Dothan Utilities
 - No room for growth
 - Too large - 115 acres
 - Estimated cost - \$2.1 million (Well, City Utilities, etc...)

 - Owner of one of the final parcels attended meeting and confirmed price was non-negotiable.
-



Fifth and Final Meeting (cont'd)

- Search Committee UNANIMOUSLY chose the lower priced property –
(located directly across the road from the second parcel under consideration).
-



Southwest Property

CONCLUSION

Following an extensive search, the Committee is presenting to the Dothan City Commission what we believe is **THE BEST PARCEL** for the Future **SOUTHWEST PARK**.



Southwest Property

□ Location –

Campbellton Highway just past Taylor Road

□ Owners –

CWS (Chapman, Watson, and Saliba);
Listed with Register Realty

□ Description –

- 87.5 acres including two ponds
 - All Usable Land
 - Capacity could include 7 Ballfields, 3 Soccer Fields, Senior/Activity Center, Playground, Walking Trail, and Ample Parking
-

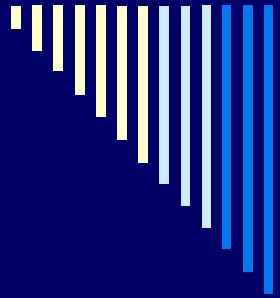


Southwest Property

- **Price per acre = \$18,900**
- **Price is \$596,250 less than property across the road and \$846,250 less than the Fortner Street Property (\$2.5 million).**
- **Total Price = \$1,653,750**

A Public Forum will be held tonight (January 8, 2008) at 5:30 p.m. at Doug Tew Community Center.

The Property will be voted on by the Dothan City Commission during their Tuesday, January 15, 2008 meeting at 5:30 p.m. in the City Commission Chambers.



Southwest Property

**Questions
and
Answers**
