

320 S. Humphreys Acquisition 6/2/2026






Location – 320 S. Humphreys (“FSL Parcel”)



Parcel: 101-13-008A

Zoom to



Google

Parcel: 101-13-008A

APN	101-13-008A
Owner	Private



Background



- In December 2025, Council directed staff to move forward with acquisition of the southern portion of FSL Parcel for Municipal Court/public parking.
- Council adopted Ordinance 2025-2029, authorizing acquisition of “all or a portion of the [FSL Parcel]...” on December 16, 2025.
- The entire parcel subsequently became available for purchase and Council then directed to pursue acquiring the entire parcel at the January, 13, 2026 meeting.





Funding

Purchase Price

- **\$6,300,000**

Funding Sources

- Remaining Courthouse Capital Project Fund – (approx. \$1,880,000)
- Proceeds from sale of old courthouse property (approx. \$2,800,000)
- Balance of Real Estate Proceeds Fund (approx. \$407,000)
- Balance from General Fund capital reserve (approx. \$1,500,000)

Budget Authority had been identified for FY 2025-26.



Affordable Housing Solicitation



Obligation

- Within one year of close, City will solicit a development opportunity on parcel with an affordable housing component
- Could encompass all or a portion of the property
- Parking obligations must be incorporated into any development



Post Close Actions

- Funding has been identified for Capital Improvements to a beautification and improvement project on the site as an interim condition.
- Staff will bring forward a discussion item with options for solicitations to meet both the City's parking obligations and affordable housing development.