

320 S. Humphreys Acquisition 1/13/2026






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



Parcel: 101-13-008A

Zoom to



Google

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APN	101-13-008A
Owner	Private





Procedural Background



- At a December 2, 2025, Special Meeting, 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.





Reasons for Acquisition

Purchase of the southern half of the parcel in fee

- Allows continued use by Courthouse and Downtown parking users.
- Provides opportunities for a future parking garage and possible other uses.
- Allows FSL (NKA "Allthrive365") to develop the northern portion of the parcel to become affordable senior housing as initially planned.



New Opportunity

Allthrive has offered to sell the entire FSL Parcel to the City

- Due to financial challenges, Allthrive 365 recognized it is not able to develop northern portion of the FSL parcel as intended.
- Allthrive 365 provided the City the option to purchase remainder of now vacant FSL Parcel based on the same appraisal as the approved transaction for a total cost of \$6.3 Million.
- Cost increase is \$2.55 Million for purchase of entire FSL Parcel.
- Purchase of entire FSL Parcel allows for achievement of all previously discussed purposes and creates potential new uses to enhance existing and future Council goals, while satisfying existing obligations for Municipal Courthouse parking.



New Opportunity Continued

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 has been identified for FY 2025-26.



New Opportunity Continued

Potential Benefits and Risks

- Provides significant flexibility to address current and future Council goals, while providing the required parking for the Courthouse and Downtown area.
- Guarantees obligations for Courthouse parking are met.
- Risk: May lose the opportunity to purchase the southern half of the lot if Allthrive 365 markets the entire property for sale.



Options

1. Direct staff to exercise option presented by Allthrive 365 and to move forward with purchase of entire FSL Parcel at purchase price of \$6.3M – no additional Ordinance required.
2. Direct staff to decline option presented by Allthrive 365 and to pursue potential purchase of southern portion of FSL Parcel as previously discussed – Allthrive 365 is not obligated to continue negotiations and may elect to market the entire FSL Parcel.