

THE LAW FIRM OF
HADEN & COLBERT

December 20, 2021

VIA E-MAIL

Clint Smith
Senior Planner
Community Development Department – City of Columbia
701 E. Broadway
Columbia, MO 65201

Re: Zafar Ahmad – Potential Purchase of Property from City of Columbia

Dear Mr. Smith:

I represent Zafar Ahmad, who is interested in purchasing certain real property from the City of Columbia. Mr. Ahmad owns several lots that are generally located at the northwest corner of the intersection of Ballenger Lane and Ria Street. A locator map from the Boone County Assessor's website is enclosed as **Exhibit 1**.

The City of Columbia owns a triangle or wedge of real estate between Mr. Ahmad's property and Ballenger Lane. The City's property includes right-of-way for Hector Place and a small portion of a lot which is now vacant and bisected by Ria Street. The "wedge" is shown in **Exhibit 2**.

As I understand it, the original intent of Hector Place was to provide a north-south connection between Clark Lane and Ballenger Lane. However, the intersection of Clark Lane and Ballenger has been improved to facilitate the north-south connection. My understanding is that Hector Place is no longer necessary or intended to be used as a public street. At present, Hector Place dead ends on the south end and does not connect to Clark Lane. Hector Place also dead ends on the north end and does not connect to Ballenger Lane.

Mr. Ahmad owns all of the lots along Hector Place which are north of Ria Street. The north dead-end of Hector Place occurs along Mr. Ahmad's property. Having a dead-end, stub street running along single family residential lots is not particularly desirable. Therefore, Mr. Ahmad is interested in purchasing the "wedge" from the City of Columbia.

I. Request to Purchase Pursuant to City Code § 2-515(b)

Generally speaking, the City Code requires that the City sell real estate only after a competitive bid process. However, Section 2-515(b) allows the City to sell real estate without a bid process under any of the following scenarios:

- (1) To any person to whom the property has a unique or enhanced value because of its accessibility, configuration, location, size or use;

(2) To any adjacent property owner at fair market value as determined by an appraisal;

We believe Mr. Ahmad meets both of these criteria. As to (2), Mr. Ahmad is an adjacent property owner and he is willing to purchase the property at the appraised fair market value. As to (1), the wedge has unique value to Mr. Ahmad because acquiring the wedge would eliminate a potentially unsightly condition and it would allow him to either expand his existing lots or potentially create additional lots. Mr. Ahmad certainly seems to be the most logical buyer for the property.

However, purchasing the wedge presents several procedural hurdles which must be satisfied before the wedge can be sold and each of which has a cost associated with it. At a minimum, the wedge would need: 1) to be appraised; 2) to be platted into a legal lot in order for title to be legally transferable; and 3) the Hector Place right-of-way would have to be vacated. Before Mr. Ahmad incurs these costs, Mr. Ahmad would like to know that the property will be sold to him pursuant to Section 2-515(b) without going thru the bid process. Mr. Ahmad is not trying to avoid competition, but if he is going to incur the costs of making the property saleable, he wants to make sure he will have the ability to purchase the property.

II. Conclusion

If the City is interested in selling the wedge, Mr. Ahmad would be interested in executing a contract for the purchase of the wedge, contingent upon an appraisal, approval of a plat creating the wedge as a legal lot or lots and vacation of the Hector Place right-of-way north of Ria Street.

Thank you in advance for your time and attention to this request. If I can provide any other information, please let me know.

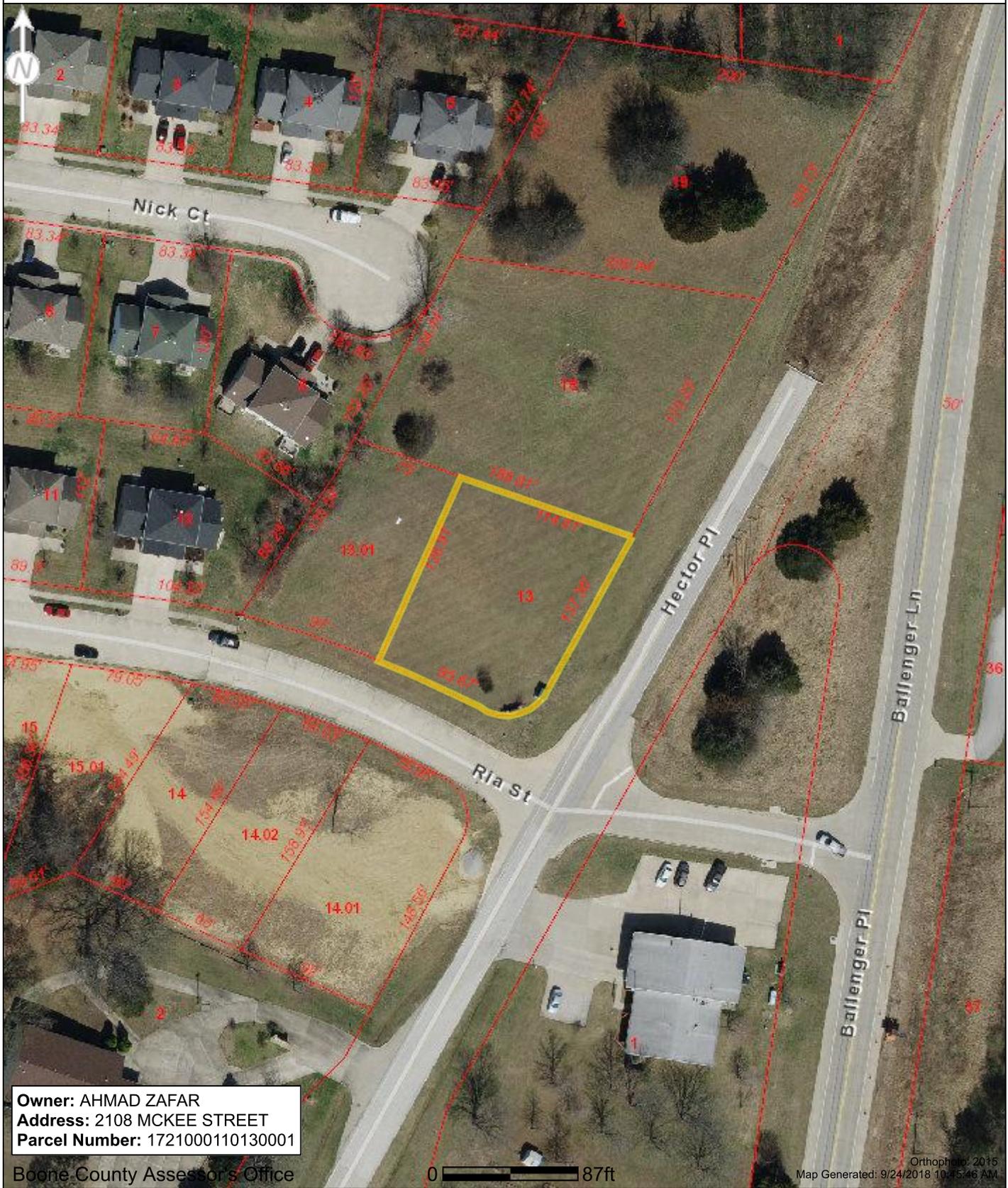
Sincerely,



R. Caleb Colbert

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Owner: AHMAD ZAFAR
Address: 2108 MCKEE STREET
Parcel Number: 1721000110130001

Boone County Assessor's Office

0 87ft

Orthophoto: 2015
Map Generated: 9/24/2018 10:35:46 AM

ATTENTION!!

DISCLAIMER: READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.

Exhibit 1



The City's "wedge" of property

Exhibit 2