

SCHEFER PROPERTY FAQs

Why is the City selling this property?

The Schefer property represents one of the few remaining parcels of land in the City of Carnation that is zoned for commercial/industrial uses. In order to reduce the City's reliance on residential property taxes, the City Council made the determination that selling this parcel for the purpose of diversifying the City's tax base was critical to the future sustainability of the City.

What about all the commercial properties up and down Tolt Avenue?

The properties up and down Tolt Avenue are appropriate for retail establishments but will not support hospitality, commercial and/or industrial applications of any significant size. Over the last 4 years, there have been several inquiries to the City of Carnation from commercial establishments looking for large-footprint commercial property, and unfortunately, there have been no properties available to direct them to.

Why can't I find any MLS listing for this property?

Simply putting a piece of property up for sale to the highest bidder was not what the City Council intended for this property. The City Council determined that the most important consideration for this property was the purpose, and the recurring tax revenues that use would generate. To that end, the City Council opted to advertise the property's availability and request proposals from interested buyers to determine which project proposal(s) would best serve the goal of revenue diversification. While purchase price for the property is important, it is not the primary driver of this sale.

How did the City evaluate proposals that were submitted?

The City Council, in collaboration with an economic development consultant developed a scoring rubric that was used by a panel of experts to determine the best fit for Carnation.

Will the proceeds of this sale be used to fund the new City Hall?

No, the City has secured funding for the new EOC/Community Center. The proceeds of this sale are not required to build the new building.

Why isn't the City building its City Hall on this property?

The City Council evaluated this property as a potential location for the new EOC/Community Center, but determined the location failed to meet several of the program goals for the new building – including providing public restrooms for Tolt Commons and Hockert Park, as well as providing community space adjacent to community non-profits.

How many proposals did the City receive?

The City received initial proposals from two organizations: Nelson Family Tree Farm, and the Remlinger Group. Nelson Tree Farm withdrew their proposal.

Is the City selling the property to the Remlinger Group?

The City is currently working with the Remlinger Group to finalize a proposal to bring forward for consideration. No agreement or contract to sell the property has been made yet, and any sale is subject to the approval of the City Council – who will evaluate the final proposal against the goals of the sale.

Got Questions?

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