



CITY COUNCIL AGENDA ITEM STAFF REPORT

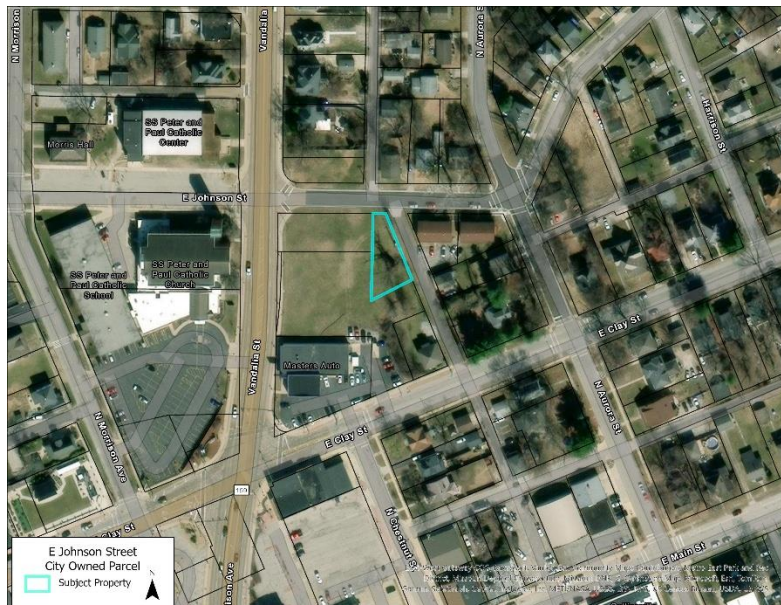
MEETING DATE:	April 28, 2026
TITLE:	Ordinance Declaring Property Surplus and Authorizing Conveyance to Starns Properties, LLC (East Johnson Street)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Travis Taylor, AICP, Community Development Director
REQUESTED ACTION:	Approval
STRATEGIC PLAN GOAL(s):	#3: Encourage Tourism and Economic Development #7: Support Excellent Municipal Services
ATTACHMENTS:	Draft Ordinance, Draft Quit Claim Deed

Summary Recommendation

Staff recommends approval of the declaration of property on East Johnson Street as surplus and the transfer of property to Starns Properties, LLC.

Executive Summary

Starns Properties LLC, owners of property at 206 Vandalia Street (Master Auto) and the vacant property to the north of Master Auto, has expressed interest in obtaining ownership of the vacant, City-owned parcel along East Johnson Street to include with their adjacent properties for a more cohesive and marketable property for development.



The property is currently an unimproved, vacant 6,154 square foot (approx.) parcel, previously gifted to the City of Collinsville in 2020 via Ordinance 20-37. Since its transfer, the City has continued to pay for the maintenance of the property with no current or proposed public use for the property. Staff has evaluated the property and little to no value for the City and finds no public purpose for the property. It is staff's opinion that the property offers more value for the City and residents as a part of a larger, commercial development as it allows additional access off East Johnson Street and the alley between Johnson and Clay.

If transferred to Starns Properties LLC, the City will propose rezoning the property by amending Starns Properties LLC's current Planned Uptown Collinsville District to include the subject property. Starns Properties LLC intends to consolidate the property with the remainder of their northern lots and market them for one, larger, commercial development.

Recommendation

Staff recommends approval of the Ordinance declaring property surplus and authorizing conveyance to Starns Properties, LLC (East Johnson Street).