

MEMORANDUM

TO: MAYOR AND CITY COMMISSION
FROM: CITY ATTORNEY'S OFFICE
DATE: February 16, 2026
**RE: Purchase Option - 820 & 830 N. Massachusetts Avenue
 Parking Areas**

On December 15, 2025, the City Commission approved the sale of CRA-owned properties located at 820 N. Massachusetts Avenue and 830 N. Massachusetts Avenue to Haus Management and DouBakehouse, respectively. The financial terms of each sale were as follows and have not changed:

Haus Management (820 N. Mass. Ave.)	
Purchase Price:	\$1,880,000.00
Prior Rent Paid	(\$151,023.70)
Prior Capital Improvements	(\$176,711.90)
Milton Remediation	(\$117,696.93)
Replacement of Collective in Artifact Space	(\$335,843.11)
CASH TO CRA:	\$1,098,724.36

DouBakehouse (830 N. Mass. Ave.)	
Purchase Price:	\$1,410,000
Prior Rent Paid	(\$246,090)
Prior Capital Improvements	(\$172,298)
Milton Remediation	(\$147,425)
CASH TO CRA	\$844,187

The sale also included the conveyance of off-site parking areas immediately west of N. Kentucky Avenue providing necessary parking for Haus Management and DouBakehouse, which parking areas are shown on the attached map. Because the CRA consultants working on the Mass Market plan for the CRA have identified these parking areas as potential sites for a future parking garage, the City Commission conditioned the sale of the parking areas on the retention of an option to purchase the parking areas back in the future if the City needed the areas for a garage. Under this approach, if the City

exercised its option to purchase, it would pay the fair market value for the properties at the time of the exercise of its option.

The proprietors of Haus Management have subsequently raised concerns about the City's purchase option. Among other things, they are concerned that the appraised value of the property will not reflect many of the improvements they will make to the property that are of unique benefit to their business but that would not be of benefit to other users of the property. As a result, they have requested that the option to purchase be removed from the transaction.

Removal of the option to purchase would not remove the City's ability to reacquire the properties in question should a parking garage be needed in the future. However, the City would need to acquire the properties by the exercise of the power of eminent domain rather than through a contractual option to purchase. Under the law governing eminent domain, a condemning authority must not only pay fair market value for the property, but is also obligated to pay the property owner's attorney's fees and costs, as well as fees and costs associated with experts retained by the property owner such as appraisers, economists and engineers.

Although 820 N. Massachusetts Avenue (Haus) has been the focus of the discussion, similar considerations apply to 830 N. Massachusetts Avenue (DouBakehouse). Elimination of the purchase option for one of these properties may justify eliminating the option for the other in order to treat both properties equitably.

The above information is provided as background for purposes of the Commission's discussion on Monday.

Attachment

Haus Management LLC "Haus 820"



