

Legislation Details (With Text)

File #: 15-7333 **Version:** 1 **Name:**

Type: Consent Item **Status:** Filed

File created: 1/11/2018 **In control:** City Council Business Meeting

On agenda: 1/22/2018 **Final action:** 1/22/2018

Title: Property Transactions - 25th Street Connection, Parcel #6

Attachments:

Date	Ver.	Action By	Action	Result
1/22/2018	1	City Council Business Meeting	Pulled by Staff	

Property Transactions - 25th Street Connection, Parcel #6

Action: Approve the following Condemnation: 25th Street Connection, Parcel #6

Project: 25th Street Connection, Parcel #6

Owner(s): Fountains Noda Holdings, LLC

Property Address: 511 East 25th Street

Total Parcel Area: 106,246 sq. ft. (2.439 ac.)

Property to be acquired by Fee: 4,748 sq. ft. (.109 ac.) in Fee Simple

Property to be acquired by Easements: 1,501 sq. ft. (.034 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: I-2

Use: Industrial

Tax Code: 083-053-08

Appraised Value: \$139,150

Property Owner's Concerns: The property owner does not agree with the compensation amount offered.

City's Response to Property Owner's Concerns: Staff informed the property owner they could obtain their own appraisal to justify a counter offer.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 1