



## Legislation Text

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File #: 15-7333, Version: 1

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### 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