



Legislation Text

File #: 15-8497, Version: 1

Property Transactions - Lincoln Heights Drainage Improvements, Parcel #86

Action: Approve the following Condemnation: Lincoln Heights Drainage Improvements, Parcel #86

Project: Lincoln Heights Drainage Improvements, Parcel #86

Program: Flood Control

Owner(s): Wisdom, LLC

Property Address: 1710 Odessa Avenue

Total Parcel Area: 30,000 sq. ft. (.689 ac.)

Property to be acquired by Easements: 1,810 sq. ft. (.042 ac.) in Storm Drainage Easement, plus 10,584 sq. ft. (.243 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-5

Use: Single-family Residential

Tax Code: 077-041-23

Appraised Value: \$600

Property Owner's Counteroffer: \$2,000

Property Owner's Concerns: The property owner is concerned with the design and the compensation amount being offered.

City's Response to Property Owner's Concerns: Staff informed the property owner that this is the best engineering design for the project and he could obtain an appraisal to support his 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: 2