



## Legislation Text

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File #: 15-9724, Version: 1

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### Property Transactions - Thomasboro Drive Sanitary Sewer Replacement, Parcel #1

**Action:** Approve the following Condemnation: Thomasboro Drive Sanitary Sewer Replacement, Parcel #1

**Project:** Thomasboro Drive Sanitary Sewer Replacement, Parcel #1

**Owner(s):** Starnes Pallet Services, Inc

**Property Address:** 1000 Thomasboro Drive

**Total Parcel Area:** 379,531 sq. ft. (8.713 ac.)

**Property to be acquired by Easements:** 11,672 sq. ft. (.268 ac.) in Sanitary Sewer Easement, plus 29,571 sq. ft. (.679 ac.) in Temporary Construction Easement, plus 9,376 sq. ft. (.215 ac.) in Existing Sewer Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** R-22MF

**Use:** Industrial

**Tax Code:** 063-042-38

**Appraised Value:** \$35,500

**Property Owner's Counteroffer:** \$135,500

**Property Owner's Concerns:** The property owner is concerned with the amount of compensation being offered. In addition, the tenant is concerned with the materials located in the areas to be acquired.

**City's Response to Property Owner's Concerns:** Staff informed the property owner they could obtain their own appraisal in order to justify their counter offer. The tenant was informed that the materials located in the areas to be acquired are eligible for relocation assistance.

**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