 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 8, 2018
	Agenda Item No.	11
	Roll Call No.	<u>18-0340</u>
	Communication No.	<u>18-114</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing revised fair market value of the property at 3735 and 3765 Hubbell Avenue for the Hubbell Avenue – East 33rd Street to East 38th Street Project.

SYNOPSIS:

Recommend approval of revised fair market value. This action establishes a revised fair market value for the acquisition of property interests at 3735 and 3765 Hubbell Avenue for the Hubbell Avenue – East 33rd Street to East 38th Street Project. The fair market value needs revised due to an updated appraisal that was completed to include a temporary easement that is needed for the project. State law requires this action before the City can proceed with a revised offer to purchase and negotiations to acquire the additional temporary easement area under the threat of eminent domain.

This project includes pavement reconstruction, medians and sidewalks, along with intersection modifications with signals and turn lanes along the corridor.

FISCAL IMPACT:

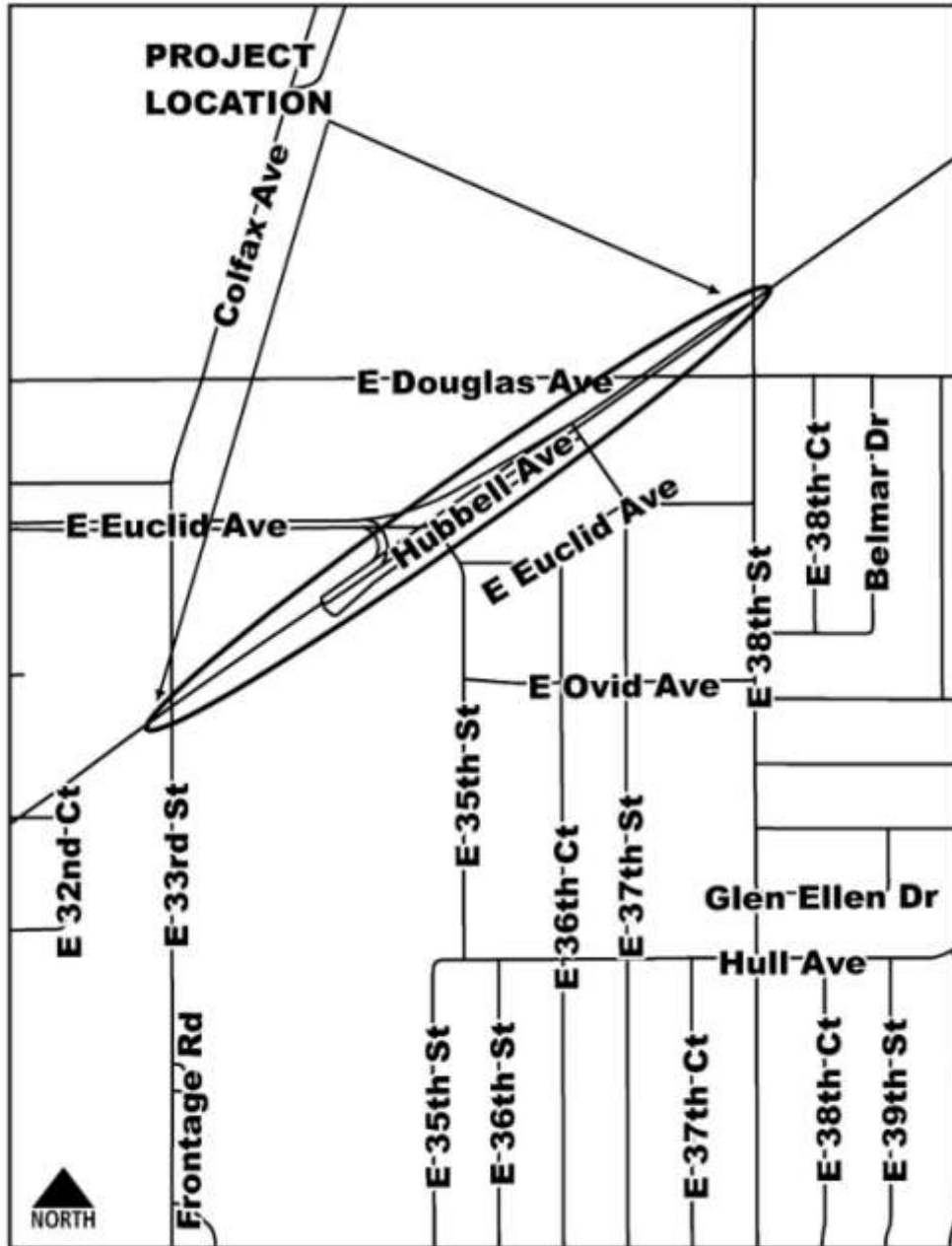
Amount: \$230,000 plus relocation and closing costs.

Funding Source: Recommended 2018-19 CIP, Page Street Improvements – 20, Hubbell Avenue Improvements – E. 33rd Street to E. 38th Street, ST259

ADDITIONAL INFORMATION:

- On May 22, 2017, by Roll Call No. 17-0859, the City Council authorized the acquisition by gift, negotiation, or eminent domain of the right-of-way and easements for the Hubbell Avenue Improvements – East 33rd Street to East 38th Street Project.
- Git-N-Go Convenience Stores, Inc. is the owner of the commercial properties located at 3735 and 3765 Hubbell Avenue. The property at 3735 Hubbell Avenue is owner-occupied with a drive-thru Git-N-Go convenience store and the property at 3765 Hubbell Avenue is currently developed with a vacant restaurant building. On December 18, 2017, by Roll Call No. 17-2133, the fair market value for this property was approved at \$225,000 for a partial fee acquisition, access rights deed, and permanent easement for storm sewer and surface water flowage.

- Due to the additional temporary easement that is needed on this property for construction of the project, the appraisal has been revised with a new fair market value of \$230,000.



PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2017

Roll Call Number: [17-2133](#)

Action: [Establishing](#) fair market value of multiple properties for the Hubbell Avenue Improvements – E. 33rd Street to E. 38th Street project. ([Council Communication No. 17-858](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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