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MAR 22 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Downtown Real Estate – Council Memo No. DRE 07- 001**

DATE: MARCH 22, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER  
RICH DLUGAS, ASSISTANT CITY MANAGER

FROM: SHARON A. JOYCE, REAL ESTATE MANAGER

SUBJECT: RESOLUTION NO. 4052 AUTHORIZING AND APPROVING THE PURCHASE OF A VACANT PARCEL OF LAND LOCATED NEAR THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHICAGO STREET, FOR THE NEW CITY HALL COMPLEX AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$415,500.

RECOMMENDATION: Staff recommends that the Council pass and adopt Resolution No. 4052 authorizing and approving the purchase of a vacant parcel of land located near the southeast corner of Arizona Avenue and Chicago Street, for the new City Hall Complex at a cost, including closing and associated costs, not to exceed \$415,500.

BACKGROUND/DISCUSSION: On July 27, 2006, City Council approved Resolution No. 3996 authorizing the purchase of approximately 23 parcels of real property located at and near Arizona Avenue and Chicago Street for the future development of the new City Hall complex.

The owners, Rakesh Patel, Paulomi Patel, Paula Mehta and Gaurav Mehta have agreed to sell the property to the City for \$410,000, which is between their original counteroffer of \$449,000 and the City's offer at the appraised value of \$315,000. The owners have provided support for valuation of their interest, leading staff to conclude that this is a fair and reasonable settlement for this property acquisition.

Resolution No. 4052  
Council Meeting of March 22, 2007

FINANCIAL IMPLICATIONS:

Costs: \$415,500  
Long Term Costs: N/A  
Fund Source: N/A

<u>Acct. No.</u>	<u>Fund</u>	<u>Program Name</u>	<u>Amount</u>
101-1290-6111 GG0502.1	Land Acquisition	City Hall Acquisition	\$415,500

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4052 authorizing and approving the purchase of a vacant parcel of land located near the southeast corner of Arizona Avenue and Chicago Street, for the new City Hall Complex at a cost, including closing and associated costs, not to exceed \$415,500.

Attachments: Location Map, Resolution No. 4052

**RESOLUTION NO. 4052**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER ARIZONA AUTHORIZING AND APPROVING THE PURCHASE OF A VACANT PARCEL OF LAND LOCATED NEAR THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHICAGO STREET, FOR THE NEW CITY HALL COMPLEX AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$415,500.

WHEREAS, on May 25, 2006, the Chandler City Council approved the site location for a new City Hall complex (public buildings and grounds) and related off-street parking facility at and near Arizona Avenue and Chicago Street; and

WHEREAS, on July 27, 2006, Chandler City Council approved Resolution No. 3996 authorizing the purchase of approximately 23 parcels of real property located at and near Arizona Avenue and Chicago Street for the future development of the new City Hall complex; and

WHEREAS, Rakesh Patel, Paulomi Patel, Paula Mehta and Gaurav Mehta, the owners of the vacant parcel located near the southeast corner of Arizona Avenue and Chicago Street (the "Property"), have agreed to sell their interest to the City in the Property described in the attached Exhibit "A", and incorporated herein by reference, including closing and associated cost for an aggregate amount not to exceed \$415,500;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City of Chandler is authorized to enter into a purchase agreement with Rakesh Patel, Paulomi Patel, Paula Mehta and Gaurav Mehta for the Property described in the attached Exhibit "A" at a cost, including closing and associated costs, with a total expenditure not to exceed \$415,500.

Section 2. That the Real Estate Manager is hereby authorized to sign, on behalf of the City, the purchase agreement provided the documents are in a form approved by the City Attorney.

Section 3. That the Real Estate Manager is authorized to execute any other documents necessary to facilitate this transaction.

Section 4. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4052 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_ day of \_\_\_\_\_, 2007, and that a quorum was present thereat.

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CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY *WFB*

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**EXHIBIT "A"**

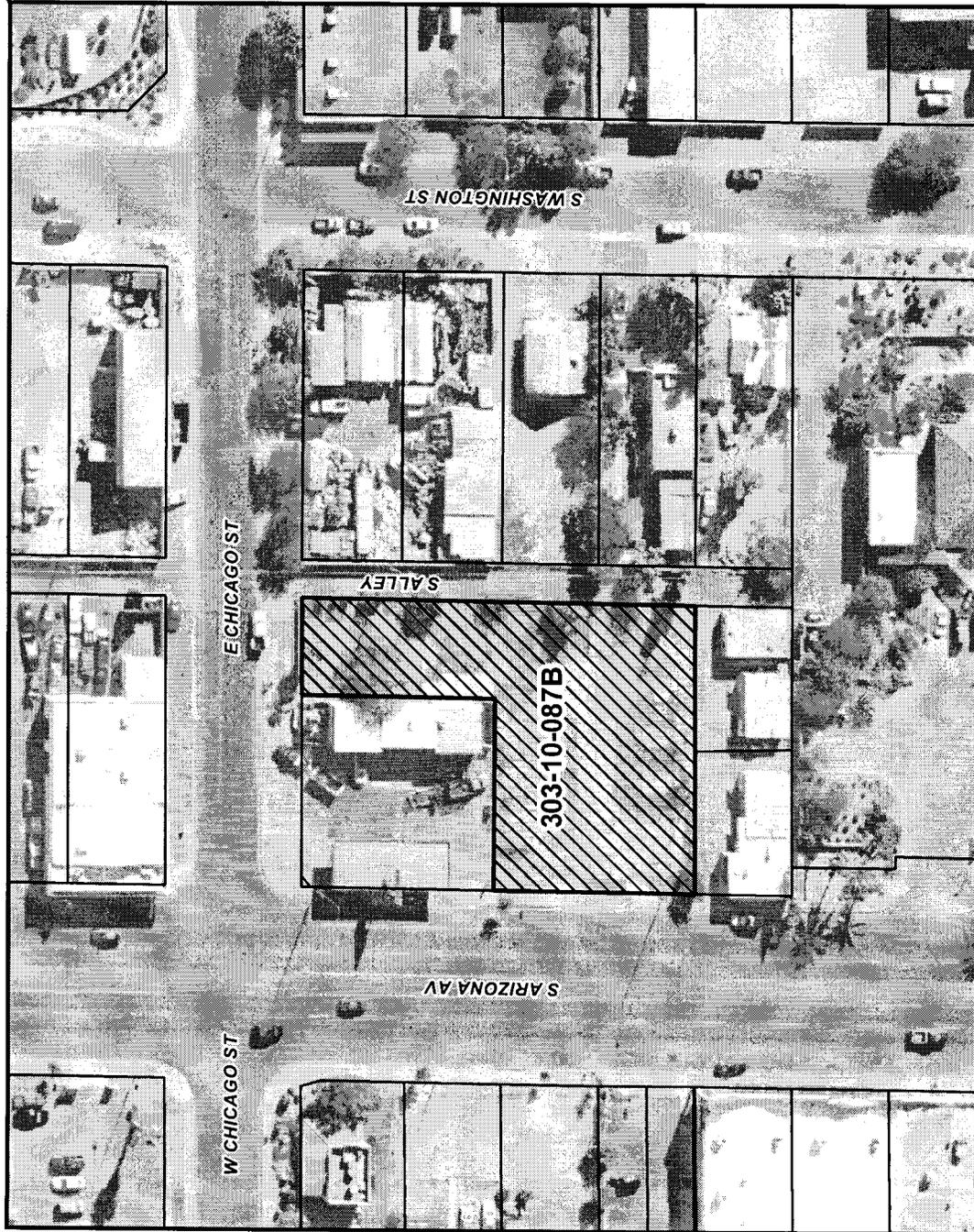
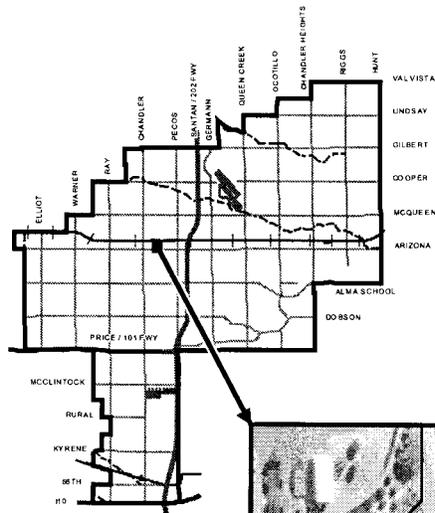
THE WEST 150 FEET OF BLOCK H, OF CHANDLER, ACCORDING TO THE PLAT OF RECORD  
IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,  
RECORDED AS BOOK 5 OF MAPS, PAGE 34;

EXCEPT THE SOUTH 350 FEET; AND

EXCEPT THE WEST 100 FEET OF THE NORTH 100 FEET.



# CITY HALL PROPERTY ACQUISITION



**MEMO NO. DRE07-001**

**RESOLUTION NO. 4052**

**LEGEND**

PROPERTY ACQUISITION

