



Chandler • Arizona
Where Values Make The Difference

#18
MAY 10 2007

MEMORANDUM

Real Estate - Council Memo No. RE07-325

DATE: MAY 10, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
MARK EYNATTEN, COMMUNITY SERVICES DIRECTOR *ME*
DAVE MCDOWELL ASSISTANT COMMUNITY SERVICES *DMCD*
DIRECTOR
MICKEY OHLAND, PARK DEVELOPMENT AND OPERATIONS M.D.
MANAGER

FROM: MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR *MEZ*
/TRANSPORTATION AND OPERATIONS

SUBJECT: RESOLUTION NO. 4065 AUTHORIZING AND APPROVING THE PURCHASE OF A 9.3 ACRE, VACANT PROPERTY IN THE VALENCIA II SUBDIVISION FOR A FUTURE, PLANNED PARK SITE, LOCATED AT LINDSAY ROAD AND CLOUD ROAD, AT A COST OF APPROXIMATELY \$1,189,189.00 PLUS CLOSING COSTS OF APPROXIMATELY \$7,500.00.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4065 authorizing and approving the purchase of a 9.3 acre, vacant property in the Valencia II subdivision for a future, planned park site, located at Lindsay Road and Cloud Road, at a cost of approximately \$1,189,189.00, plus closing costs of approximately \$7,500.00.

BACKGROUND/DISCUSSION: The owner-developer of Valencia II has agreed to sell this property to the City of Chandler for compensation that includes the developer's acquisition basis plus developer's offsite improvements, for a total cost of \$1,189,189.00 plus estimated closing costs of \$7,500. The developer will continue to use a portion of this property for its' meeting trailer, used by sales, vendors and construction staff, until development of the park site begins as tentatively scheduled in FY09/10. The acquisition of this parcel is necessary for the planned, future city park facilities intended to serve citizens in a one square mile area. Acquiring this property now will enable the City to avoid future price increases and a diminishing availability.

Page Two
Resolution No. 4065
Council Mtg. of 5-10-07

FINANCIAL IMPLICATIONS:

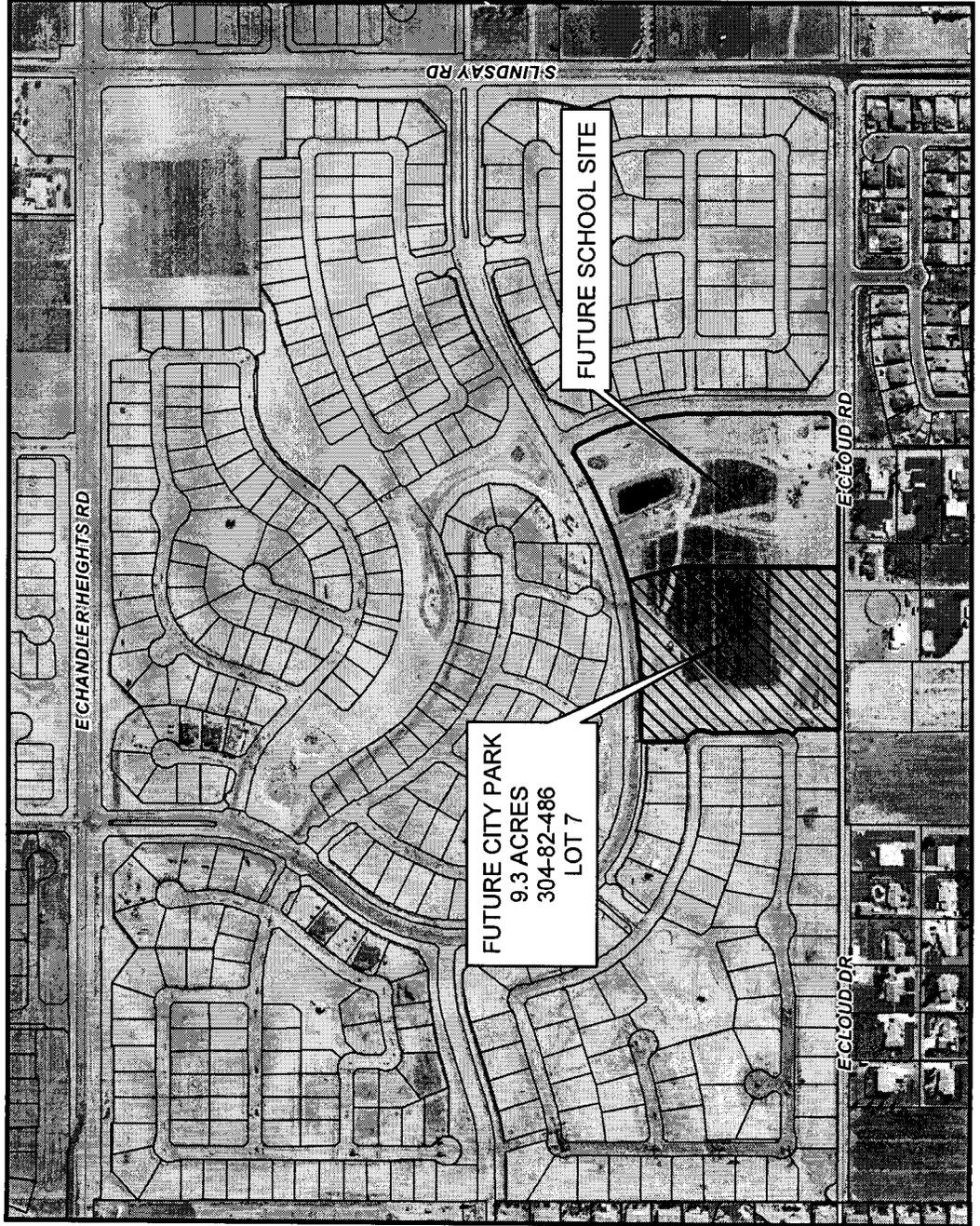
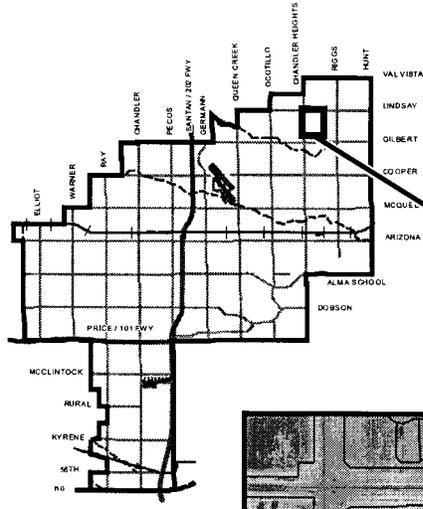
Costs:	\$1,196,689.00 (Land: \$1,189,189.00 + Closing: \$7,500.00)
Savings:	\$225,000 to \$250,000 in inflation
Long Term Costs:	Normal maintenance
Fund Source:	CIP budget

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4065 authorizing and approving the purchase of a 9.3 acre, vacant property in the Valencia II subdivision for a future, planned park site, located at Lindsay Road and Cloud Road, at a cost of approximately \$1,189,189.00 plus closing costs of approximately \$7,500.00.

Attachments: Aerial Location Map
 Resolution No. 4065



AUTHORITY TO ACQUIRE VALENCIA II - FUTURE CITY PARK SITE



**MEMO NO. RE07-325
RESOLUTION NO. 4065**



RESOLUTION NO. 4065

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A 9.3 ACRE, VACANT PROPERTY IN THE VALENCIA II SUBDIVISION FOR A FUTURE, PLANNED PARK SITE, LOCATED AT LINDSAY ROAD AND CLOUD ROAD, CHANDLER, ARIZONA, AT A COST OF APPROXIMATELY \$1,189,189.00 PLUS CLOSING COSTS OF APPROXIMATELY \$7,500.00.

WHEREAS, T.W. Lewis, L.L.C., an Arizona limited liability company (the "Owners") as part of the development plan requirements for Valencia II subdivision, have agreed to offer the City a parcel of land suitable for a future City park, located at the northwest corner of Lindsay Road and Cloud Road, Lot 7, Valencia II (the "Property") for the amount of \$1,189,189.00 plus closing costs of approximately \$7,500.00; and

WHEREAS, the Owners have agreed to sell the property to the City at a value comprised of their acquisition cost plus offsite improvements, at a total agreed cost of \$1,189,189.00 plus closing costs of approximately \$7,500.00; and

WHEREAS, the City of Chandler desires to purchase the Property located at the northwest corner of Lindsay Road and Cloud Road, Chandler, Arizona; and

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 T.W. Lewis, L.L.C., an Arizona limited liability company, for the purchase of real property described in Exhibit "A" attached hereto at a price of \$1,189,189.00 plus closing costs of approximately \$7,500.

Section 2. That the Real Estate Manager or authorized designee, is authorized to execute, deliver, and deposit into escrow the approved purchase agreement, along with all other documents and instructions necessary to consummate the purchase of said real estate.

Section 3. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4065 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.

CITY CLERK

APPROVED AS TO FORM:



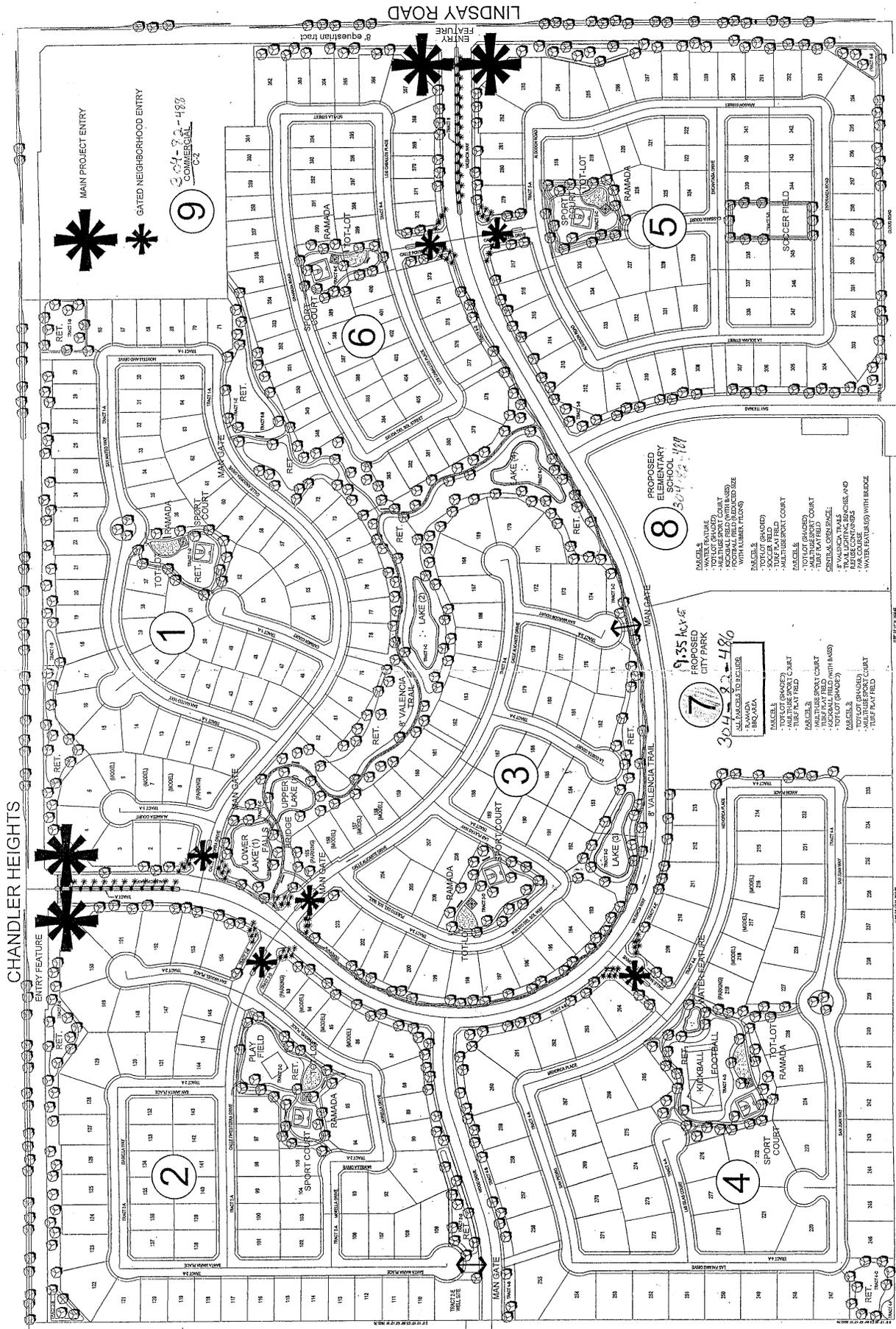
CITY ATTORNEY

EXHIBIT "A"

**LEGAL DESCRIPTION OF PARK PROPERTY
APPROXIMATELY 9.35 ACRES:**

Parcel 7, Valencia II, according to Book 717 of Maps, Page 49, records of Maricopa County, Arizona, except all minerals, oil, gas and other hydrocarbon substances thereon or thereunder previously reserved of record.

CHANDLER HEIGHTS



MAIN PROJECT ENTRY

GATED NEIGHBORHOOD ENTRY

304-822-488

COMMERCIAL

04

9

1

2

3

4

5

6

7

8

PROPOSED ELEMENTARY SCHOOL CITY PARK

9:35 AM

304-822-488

ALL ACCESS TO REUSE

- EXCELLENT (GRADE)
- AME TRAILER C/CHRT
- TURF PLAY FIELD
- EXCELLENT SPORT COURT
- MULTIPLE PLAY FIELDS (WITH MANS)
- TOT LOT (GRADE)

SCALE:

- TOT LOT (GRADE)
- TOT LOT (GRADE)
- TURF PLAY FIELD

WATER FEATURE

- WALKWAY
- MULTIPLE SPORT COURT
- MULTIPLE PLAY FIELDS (WITH MANS)
- TOT LOT (GRADE)

SCALE:

- TOT LOT (GRADE)
- TOT LOT (GRADE)
- TURF PLAY FIELD

PROPOSED ELEMENTARY SCHOOL CITY PARK

9:35 AM

304-822-488

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- TOT LOT (GRADE)

SCALE:

- TOT LOT (GRADE)
- TOT LOT (GRADE)
- TURF PLAY FIELD

9/9/03

NORTH

SCALE: 1" = 40'

0 40 80

Urban Design

V.A.L.E.N.C.I.A.

