

#38

AUG 09 2007

MEMO TO: Mayor and City Council

THRU: Michael D. House, City Attorney *MDH*

FROM: Glenn A. Brockman, Assistant City Attorney *GAB*

SUBJECT: Resolution No. 4092, authorizing and approving the purchase of real property at the southwest corner of Chicago Street and Washington Street for the new City Hall complex for the sum of \$325,000, plus all required closing and associated costs.

DATE: August 1, 2007

**RECOMMENDATION:** Staff recommends that Council pass and adopt Resolution No. 4092, authorizing and approving the purchase of real property located at the southwest corner of Chicago Street and Washington Street, which is needed for the new City Hall site, for the sum of \$325,000, plus closing and associated costs.

**DISCUSSION:** On May 25, 2006, Council approved the location of the new City Hall complex and related off-street parking facility. On July 27, 2006, Council passed and adopted Resolution No. 3996, which gave general authorization to purchase approximately 23 parcels of real property needed for the development of the new City Hall. Among those parcels within the City Hall site is the property at the southwest corner of Chicago Street and Washington Street, which is owned by Mr. George Rodriguez or by business entities in which he holds controlling interest (the "Subject Property").

The City has sought to purchase the Subject Property and to avoid condemnation. Recent negotiations have concluded with the parties agreeing to the purchase by the City for the sum of \$325,000, plus closing and associated costs. The Subject Property is leased or rented to a business tenant and the City will be working with the tenant to provide such relocation assistance as is required by law.

The negotiated price exceeds the City's appraisal, but which is in a reasonable range of value given the landowner's reluctance to dispose of his property and the City's desire to acquire the property through a negotiated purchase. Therefore, staff does recommend that Resolution No. 4092 be passed and adopted.

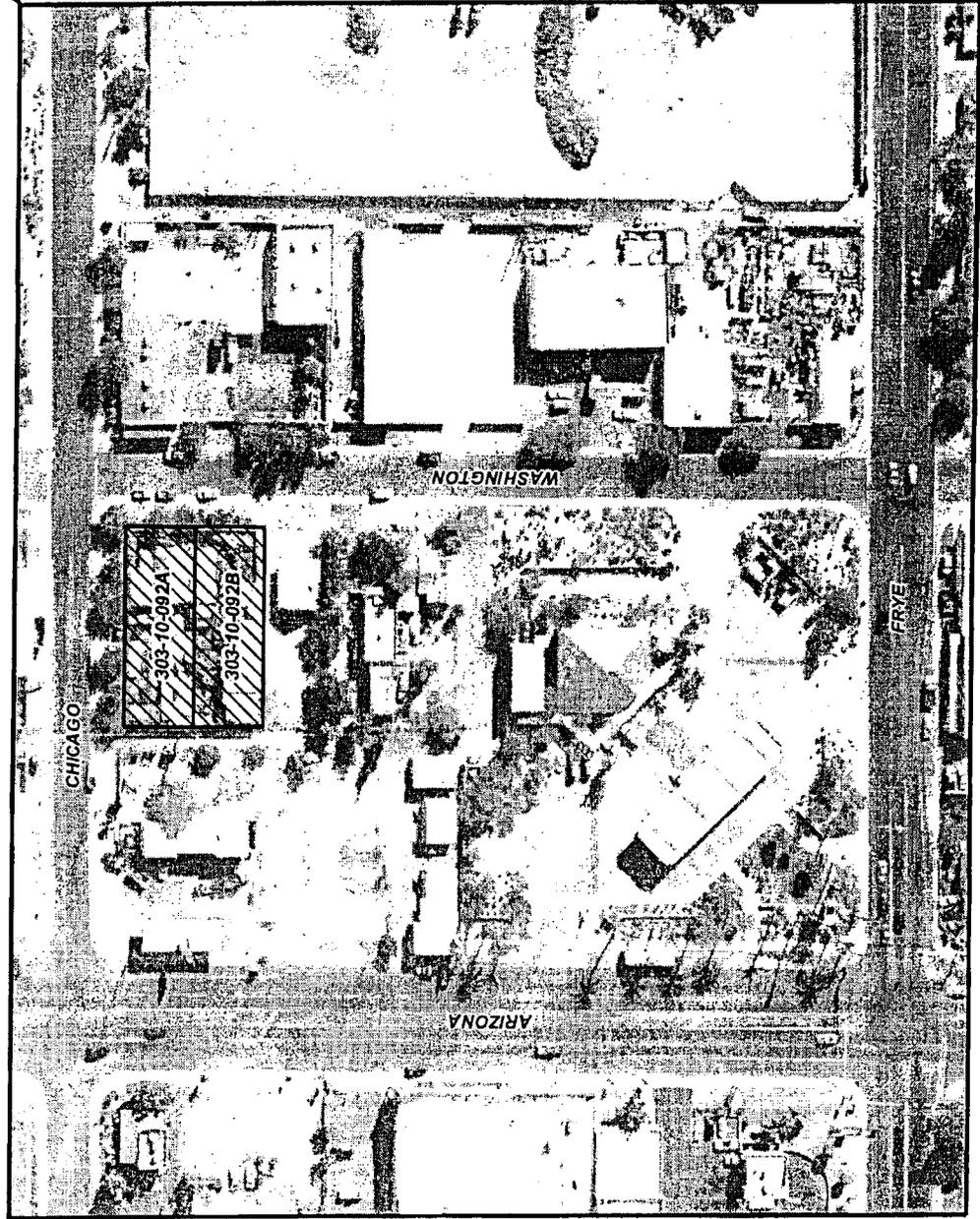
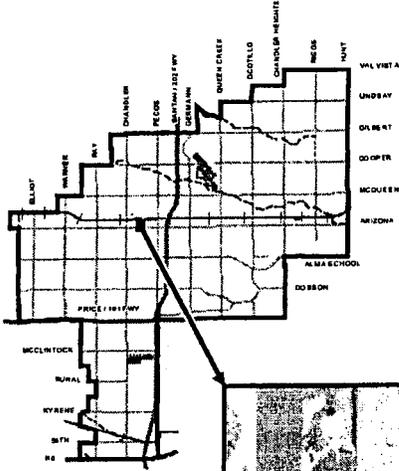
**FINANCIAL IMPLICATIONS:** Funds already budgeted for the City Hall project will be used for the acquisition and for any related relocation assistance provided to the tenant on the Subject Property.

**PROPOSED MOTION:** Move to pass and adopt Resolution No. 4092 to authorize and approve the purchase of real property at the southwest corner of Chicago Street and Washington Street for the new City Hall complex for the sum of \$325,000, plus all required closing and associated costs.

Attachments: Vicinity/Location Site Map  
Resolution 4092



# PARCELS 303-10-092A & 303-10-092B



RESOLUTION NO. 4092



RESOLUTION NO. 4092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING THE PURCHASE OF PROPERTY LOCATED AT 210 SOUTH WASHINGTON STREET IN CHANDLER, ARIZONA.

WHEREAS, the acquisition of that certain real property located at 210 South Washington Street in Chandler, Arizona (southwest corner of Washington and Chicago Streets), which is legally described in Exhibit "A", attached hereto and incorporated herein by reference (the "subject property"), will be of benefit to the City of Chandler in furthering the development and construction of a new City Hall and related facilities; and

WHEREAS, the owner of the subject property and City staff have reached a tentative agreement for the City's purchase of the subject property for the sum of \$325,000.00; and

WHEREAS, City staff believes the purchase price for the subject property to be reasonable and funding is available for the purchase;

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

Section 1. The City of Chandler is authorized to enter into a purchase agreement for the purchase of the subject property at the price of \$325,000.00, plus all closing costs.

Section 2. The purchase agreement and other documents related to this transaction shall be in a form approved by the Chandler City Attorney.

Section 3. The Mayor of the City of Chandler is authorized to execute and deliver the purchase agreement on behalf of the City, and the City's Real Estate Department is authorized to execute and deliver all additional documents necessary to consummate the purchase transaction.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of August, 2007.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4092 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of August, 2007, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*EAB*

EXHIBIT "A"  
Legal Description

PARCEL ONE (APN 303-10-092A)

THE NORTH HALF OF THAT PART 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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF SOUTH WASHINGTON STREET, 450 FEET NORTH OF THE INTERSECTION OF THE PROPERTY LINE ON THE NORTH SIDE OF DENVER STREET (FRYE ROAD);

THENCE WEST 150 FEET;

THENCE NORTH TO THE INTERSECTION OF THE PROPERTY LINE ON THE SOUTH SIDE OF CHICAGO STREET;

THENCE EAST 150 FEET;

THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL TWO (APN 303-10-092B)

THE SOUTH HALF OF THAT PART 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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF SOUTH WASHINGTON STREET, 450 FEET NORTH OF THE INTERSECTION OF THE PROPERTY LINE ON THE NORTH SIDE OF DENVER STREET (FRYE ROAD);

THENCE WEST 150 FEET;

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