

12
JUL 31 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Real Estate - Council Memo No. DRE09-003

DATE: JULY 31, 2008

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 R. J. ZEDER, PUBLIC WORKS DIRECTOR
 DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR

FROM: SHARON A. JOYCE, REAL ESTATE MANAGER

SUBJECT: RESOLUTION NO. 4209 AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 60 EAST SARAGOSA STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$121,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4209 authorizing and approving the purchase of a property located at 60 E. Saragosa Street at a cost, including closing and associated costs, not to exceed \$121,500; and authorizing and approving relocation assistance as may be required by law.

BACKGROUND/DISCUSSION: Manuel F. Bautista and Romelia Bautista, owners of a residential property located at 60 E. Saragosa Street (the "Property"), have agreed to sell their Property to the City for the amount equal to the appraised value of \$118,000. The Property consists of a 6,930 square foot residential lot that is improved with a single-family residence that totals approximately 1,034 square feet. Because the Property is available for sale and because it is likely to be impacted by future road improvements proposed by the South Arizona Avenue Corridor Project, City staff recommends the purchase of the Property for the appraised value of \$118,000 plus closing and associated costs in the approximate amount of \$3,500. Relocation assistance will be paid as may be required by law.

FINANCIAL IMPLICATIONS:

Costs: \$121,500
Savings: None
Long Term Costs: Relocation and demolition costs
Fund Source: N/A

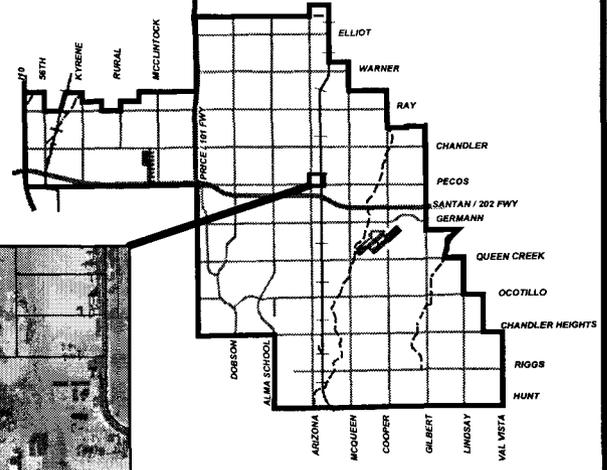
<u>Account No.: CIP</u>	<u>Fund</u>	<u>Program Name</u>	<u>CIP Funded</u>	<u>Funds</u>
411.3310.6517.8GG613	GO Bonds-Streets	S. Arizona Corridor Improvements	07/08	\$121,500

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4209 authorizing and approving the purchase of a property located at 60 E. Saragosa Street at a cost, including closing and associated costs, not to exceed \$121,500; and authorizing and approving relocation assistance as may be required by law.

Attachments: Location/Site Map
Resolution No. 4209



ACQUISITION FOR 60 EAST SARAGOSA STREET



MEMO NO. DRE09-003

RESOLUTION NO. 4209

 60 EAST SARAGOSA STREET



RESOLUTION NO. 4209

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 60 E. SARAGOSA STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$121,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

WHEREAS, Manuel F. Bautista and Romelia Bautista, are the owners of the property located at 60 E. Saragosa Street (the "Property"); and

WHEREAS, Mr. and Mrs. Bautista have agreed to sell their Property to the City of Chandler for the amount equal to the appraised value of \$118,000; and

WHEREAS, the acquisition of the Property will result in the relocation of tenants and personal property; and

WHEREAS, the Purchase Agreement provides that the purchase price will be \$118,000 plus the City's share of closing costs estimated to be approximately \$3,500; 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 an agreement with Manuel F. Bautista and Romelia Bautista for the purchase of real property located at 60 E. Saragosa Street as more fully described in Exhibit "A" attached hereto at a price of \$118,000, plus closing and associated costs of approximately \$3,500.

Section 2. That the Real Estate Manager 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. The City is authorized to provide such relocation assistance, including benefits, as may be required by law. The City's Real Estate Manager shall make the initial determination of any claim received for relocation benefits; any administrative appeal from such decision shall be considered and acted upon by the Chandler City Manager or the City Manager's designee for such purpose, whose decision shall be final in accordance with applicable law.

Section 4. That the purchase agreement and all other documents to be executed on behalf of the City for this transaction shall be in such form as approved by the City Attorney.

EXHIBIT "A"

LOT 8, OF WINNS ADDITION TO THE TOWN OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 42.

ASSESSOR'S PARCEL NUMBER 303-17-057