



Chandler • Arizona
Where Values Make The Difference

#9
JUL 31 2008

MEMORANDUM

Real Estate - Council Memo No. RE09-015

DATE: JULY 31, 2008

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
SHERRY KIYLER, POLICE CHIEF
DAVID NEUMAN, ASSISTANT POLICE CHIEF
MIKE NORMAND, TRANSIT SERVICE AND PLANNING
MANAGER

FROM: ERICH KUNTZE, REAL ESTATE MANAGER

SUBJECT: RESOLUTION NO. 4206 AUTHORIZING AND APPROVING THE PURCHASE OF APPROXIMATELY 0.581 ACRES OF VACANT LAND LOCATED ON THE NORTH SIDE OF ARMSTRONG WAY JUST WEST OF MCQUEEN ROAD FOR A PRICE OF \$253,290 (\$10.00 PER SQUARE FOOT) PLUS CLOSING COSTS OF APPROXIMATELY \$1,500.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4206 authorizing and approving the purchase of approximately 0.581 acres of vacant land located on the north side of Armstrong Way just west of McQueen Road for a price of \$253,290 (\$10.00 per square foot) plus closing costs of approximately \$1,500.

BACKGROUND/DISCUSSION: Mr. and Mrs. Daniel Dugan, the owners of approximately 0.581 acres of land located on the north side of Armstrong Way just west of McQueen Road have agreed to sell their property to the City for a price of \$253,290 (\$10.00 per square foot) plus closing costs of approximately \$1,500.

The City previously purchased approximately 14.41 acres of land adjacent to this parcel from the Arizona Department of Transportation (“ADOT”) to be used for a proposed Police training facility. The City offered to purchase this parcel from ADOT as well. However, ADOT was required by State law to offer the parcel to its original owner who purchased the Property from ADOT. This parcel is needed for the Police training facility. Staff has been discussing the purchase of the parcel with its owner for some time. The owner has only recently agreed to sell to the City.

FINANCIAL IMPLICATIONS:

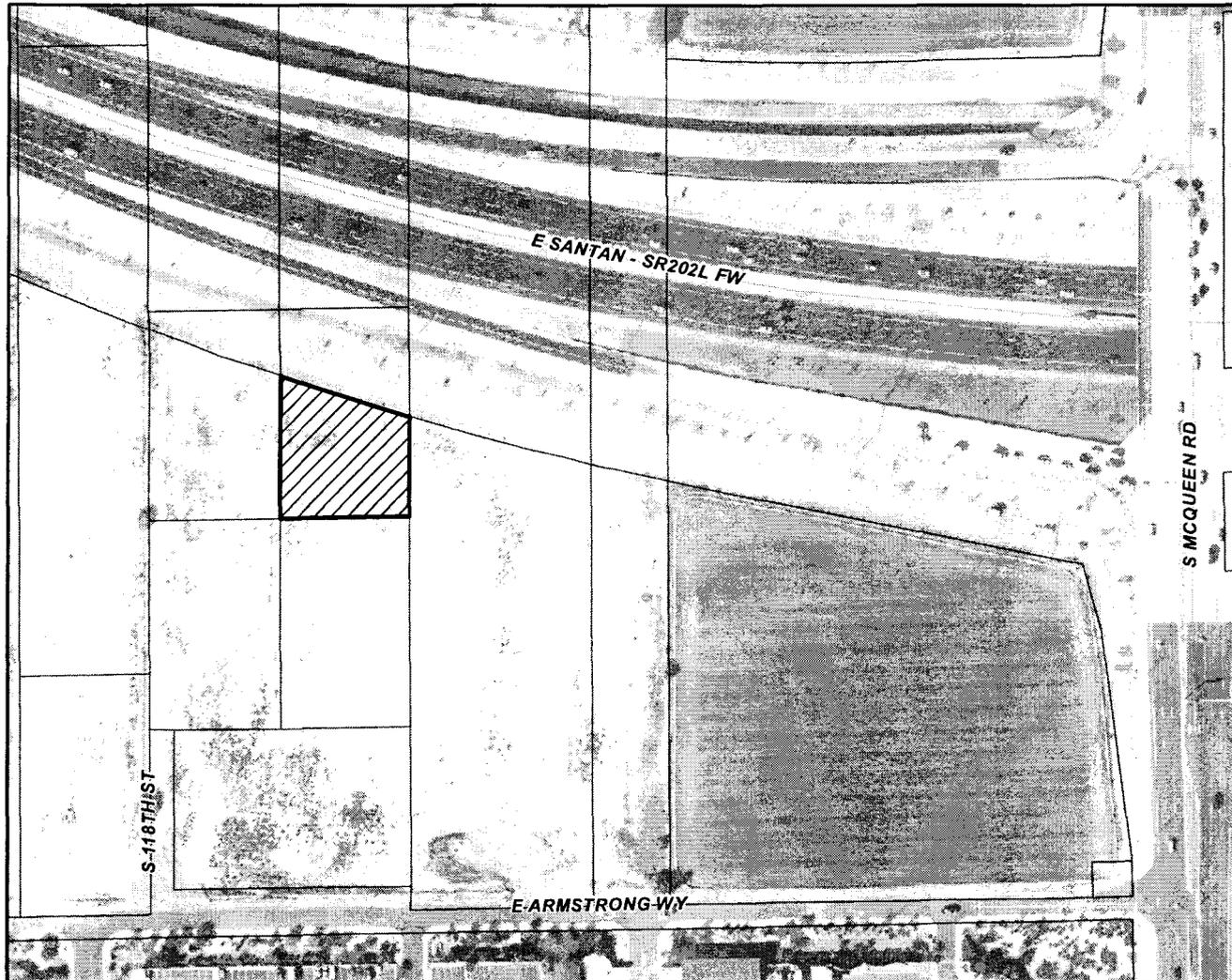
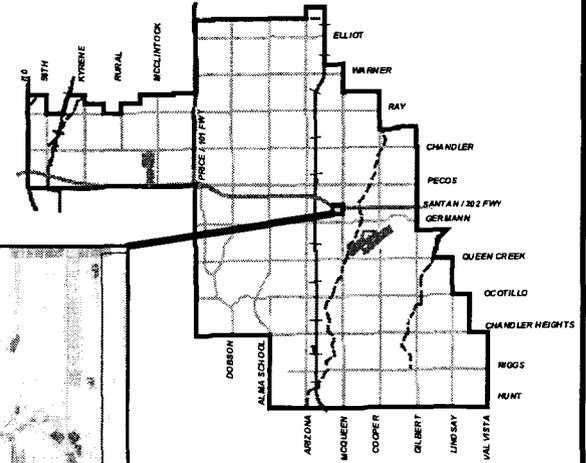
Costs:	\$253,290.00 plus estimated closing costs of \$1,500.00
Savings:	None
Long Term Costs:	None
Fund Source:	CIP budget for this project

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4205 authorizing and approving the purchase of approximately 0.581 acres of vacant land located on the north side of Armstrong Way just west of McQueen Road for a price of \$253,290 (\$10.00 per square foot) plus closing costs of approximately \$1,500

Attachments: Location Map
 Resolution No. 4206



ACQUISITION OF APPROXIMATELY 0.581 ACRES FOR A POLICE TRAINING FACILITY



MEMO NO. RE09-015

RESOLUTION NO. 4206

 **ACQUISITION**



RESOLUTION NO. 4206

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF APPROXIMATELY 0.581 ACRES OF VACANT LAND LOCATED ON THE NORTH SIDE OF ARMSTRONG WAY JUST WEST OF MCQUEEN ROAD FOR A PRICE OF \$253,290 (\$10.00 PER SQUARE FOOT) PLUS CLOSING COSTS OF APPROXIMATELY \$1,500.

WHEREAS, Daniel T. and Dana S. Dugan (the "Owners") have agreed to sell approximately 0.581 acres of land to the City for a price of \$253,290 plus closing costs of approximately \$1,500; and

WHEREAS, the City of Chandler desires to purchase the Property for a future Police Department Training Facility; 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 Daniel T. and Dana S. Dugan for the purchase of the real property described in Exhibit "A" attached hereto for a price of \$253,290 plus closing costs of approximately \$1,500.

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 _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4206 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

EXHIBIT "A"

That portion of the Northerly 263.30 feet of the Southerly 757.92 feet of the West half of the West half of the Northeast quarter of the Southeast quarter of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SANTAN FREEWAY), described as follows:

COMMENCING at a brass cap in a hand hole marking the Southeast corner of said Section 3, being South 0 degrees 17 minutes 37 seconds East, 2648.95 feet from a City of Chandler brass cap marking the East quarter corner of said Section 3;

Thence along the East line of said Section 3, North 0 degrees 17 minutes 37 seconds West, 1741.84 feet;

Thence South 89 degrees 42 minutes 23 seconds West, 138.81 feet to the POINT OF BEGINNING on said existing Southwesterly right of way line of State Route 202L;

Thence along said existing Southwesterly right of way line North 78 degrees 45 minutes 13 seconds West, 501.98 feet;

Thence continuing along said existing Southwesterly right of way line, along a curve to the right having a radius of 4520.00 feet, a length of 1338.41 feet;

Thence continuing along said existing Southwesterly right of way line North 61 degrees 47 minutes 16 seconds West, 836.41 feet;

Thence continuing along said existing Southwesterly right of way line North 61 degrees 00 minutes 35 seconds West, 35.20 feet to the POINT OF ENDING on the North-South Mid Section line of said Section 3, being North 0 degrees 24 minutes 10 seconds West, 102.97 feet from a 5/8 inch rebar marking the Center of said Section 3;

EXCEPT the Westerly 165.48 feet thereof.

END OF EXHIBIT "A"