

#59  
SEP 25 2008



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

**MEMORANDUM**                      **Real Estate - Council Memo No. DRE09-011**

DATE:                      SEPTEMBER 25, 2008

TO:                              MAYOR AND COUNCIL

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

FROM:                      SHARON A. JOYCE, REAL ESTATE MANAGER *Sharon Joyce for SAJ*

SUBJECT:                      RESOLUTION NO. 4230 AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 789 SOUTH WASHINGTON STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$145,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4230 authorizing and approving the purchase of a property located at 789 South Washington Street at a cost, including closing and associated costs, not to exceed \$145,500; and authorizing and approving relocation assistance as may be required by law.

BACKGROUND/DISCUSSION: Jesus Tehran, the owner of a residential property located at 789 S. Washington Street (the "Property"), has agreed to sell his Property to the City for the appraised value of \$134,000 plus an amount not to exceed \$4,000 to cover the shortfall necessary to pay off the owner's loan mortgage balances. The Property consists of an 11,000 square foot residential lot that is improved with a single-family residence that totals approximately 1,026 square feet. Because the Property is available for sale and because it will be impacted by future road improvements proposed by the South Arizona Avenue Corridor Project, City staff recommends the purchase of the Property for the amount of \$134,000 plus closing and associated costs in the approximate amount of \$3,500 plus an amount not to exceed \$4,000 to cover the shortfall necessary to pay off the owner's mortgage balances. Relocation assistance will be paid as may be required by law.

RES4230/SAS

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FINANCIAL IMPLICATIONS:

Costs: \$145,500  
Savings: None  
Long Term Costs: Relocation and demolition costs  
Fund Source: N/A

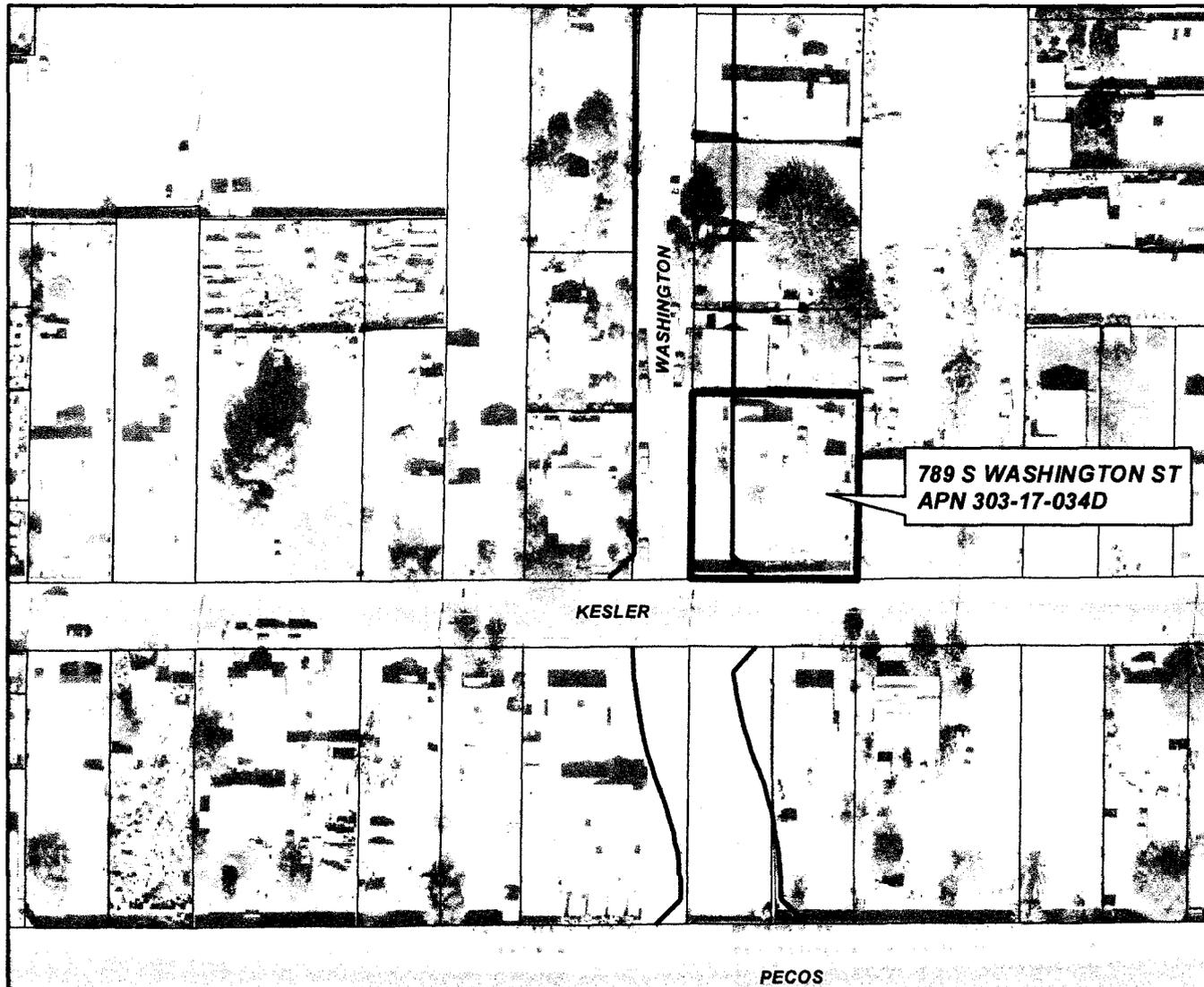
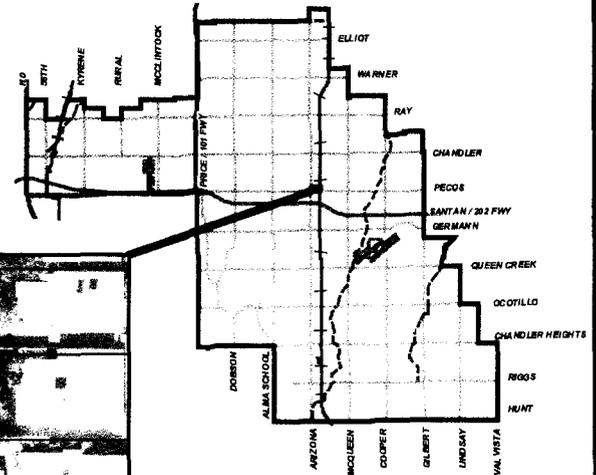
<u>Account No.: CIP</u>	<u>Fund</u>	<u>Program Name</u>	<u>CIP Funded</u>	<u>Funds</u>
411.3310.6517.8GG613	GO Bonds-Streets	S. Arizona Corridor Improvements	07/08	\$145,500

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4230 authorizing and approving the purchase of a property located at 789 S. Washington Street at a cost, including closing and associated costs, not to exceed \$145,500; and authorizing and approving relocation assistance as may be required by law.

Attachments: Location/Site Map  
Resolution No. 4230



# SOUTH ARIZONA AVENUE CORRIDOR PROJECT



**MEMO NO. DRE09-011**

**RESOLUTION NO. 4230**

- PROPOSED STREET ROW
- 789 S WASHINTON ST



**RESOLUTION NO. 4230**

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 789 S. WASHINGTON STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$145,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

WHEREAS, Jesus Tehran is the owner of the property located at 789 S. Washington Street (the "Property"); and

WHEREAS, Mr. Tehran has agreed to sell his Property to the City of Chandler for the appraised amount of \$134,000; and

WHEREAS, the acquisition of the Property will result in the relocation of the owner's family and personal property; and

WHEREAS, the Purchase Agreement provides that the purchase price will be \$134,000 plus the City's share of closing and associated costs estimated to be approximately \$3,500 plus an amount not to exceed \$4,000 to cover the shortfall necessary to pay off the owner's mortgage balances; 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 Jesus Tehran for the purchase of real property located at 789 S. Washington Street as more fully described in Exhibit "A" attached hereto at a price of \$134,000, plus closing and associated costs of approximately \$3,500 plus an amount not to exceed \$4,000 to cover the shortfall necessary to pay off the owner's mortgage balances.

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.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 25th day of SEPTEMBER, 2008.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4230 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 25th day of September, 2008, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

**EXHIBIT "A"**

THE SOUTH 110.00 FEET OF LOT 19, OF KESLER ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 27 OF MAPS, PAGE 24.

ASSESSOR'S PARCEL NUMBER 303-17-034D