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NOV 20 2008



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MEMORANDUM

Real Estate - Council Memo No. DRE09-012

DATE: NOVEMBER 20, 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. 4235 AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 769 SOUTH WASHINGTON STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$131,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4235 authorizing and approving the purchase of a property located at 769 South Washington Street at a cost, including closing and associated costs, not to exceed \$131,500; and authorizing and approving relocation assistance as may be required by law.

BACKGROUND/DISCUSSION: Olga Correa, the owner of a residential property located at 769 S. Washington Street (the "Property"), has agreed to sell his Property to the City for the appraised value of \$128,000. The Property consists of an 10,000 square foot residential lot that is improved with a single-family residence that totals approximately 1,008 square feet. Because the Property 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 \$128,000 plus closing and associated costs in the approximate amount of \$3,500. Relocation assistance will be paid as may be required by law.

RES4235/SAS

FINANCIAL IMPLICATIONS:

Costs: \$131,500
Savings: None
Long Term Costs: Relocation and demolition costs
Fund Source: N/A

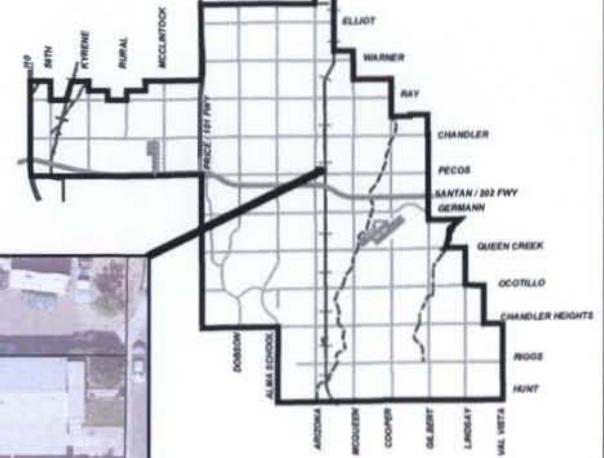
<u>Account No.: CIP</u>	<u>Fund</u>	<u>Program Name</u>	<u>CIP Funded</u>	<u>Funds</u>
411.3310.6517.8GG613	GO Bonds-Streets	S. Arizona Corridor Improvements	07/08	\$131,500

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4235 authorizing and approving the purchase of a property located at 769 S. Washington Street at a cost, including closing and associated costs, not to exceed \$131,500; and authorizing and approving relocation assistance as may be required by law.

Attachments: Location/Site Map
Resolution No. 4235



ACQUISITION FOR 769 S WASHINGTON ST



MEMO NO. DRE09-012

RESOLUTION NO. 4235

- PROPOSED C/L
- ▭ ROW REQUIRED
- ▨ 769 S WASHINGTON ST



RESOLUTION NO. 4235

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A PROPERTY LOCATED AT 769 S. WASHINGTON STREET AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$131,500; AND AUTHORIZING AND APPROVING RELOCATION ASSISTANCE AS MAY BE REQUIRED BY LAW.

WHEREAS, Olga Correa is the owner of the property located at 769 S. Washington Street (the "Property"); and

WHEREAS, Ms. Correa has agreed to sell her Property to the City of Chandler for the appraised amount of \$128,000; 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 \$128,000 plus the City's share of closing and associated 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 Olga Correa for the purchase of real property located at 769 S. Washington Street as more fully described in Exhibit "A" attached hereto at a price of \$128,000, plus closing and associated costs of approximately \$3,500; and

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 20th day of NOVEMBER, 2008.

ATTEST:

CITY CLERK

MAYOR

RES4235/SAS

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 20th day of November, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

SAB

EXHIBIT "A"

THE NORTH 100.00 FEET OF THE SOUTH 260.00 FEET OF LOT 19, KESLER ADDITION
ACCORDING TO BOOK 27,PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR'S PARCEL NUMBER 303-17-034-G