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APR 23 2009



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MEMORANDUM Real Estate - Council Memo No. RE-09-225

DATE: APRIL 23, 2009

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*
 KURT KNUTSON, HOUSING AND REDEVELOPMENT MANAGER *KK*
 DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR *DWC*

FROM: ERICH KUNTZE, REAL ESTATE MANAGER *EK*

SUBJECT: RESOLUTION NO. 4275 AUTHORIZING AND APPROVING THE
 PURCHASE OF A PARCEL OF LAND CONTAINING APPROXIMATELY
 7,800 SQUARE FEET LOCATED ADJACENT TO THE FAMILY
 INVESTMENT CENTER AT 71 S. HAMILTON STREET AT A COST OF
 \$15,000.00 PLUS CLOSING COSTS OF APPROXIMATELY \$1,500.00

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4275 authorizing and approving the purchase of a parcel of land containing approximately 7,800 square feet located adjacent to the Family Investment Center at 71 S. Hamilton Street at a cost of \$15,000.00 plus closing costs of approximately \$1,500.00.

BACKGROUND/DISCUSSION: The City's Housing and Redevelopment Department has determined that the parcel of land consisting of approximately 7,800 s.f. located adjacent to the Family Investment Center at 71 S. Hamilton Street is needed to expand their parking facilities at that location. This is a vacant parcel with no improvements. The property owner is willing to sell to the City the parcel at a cost of \$15,000.00 plus closing costs, which are estimated to be approximately \$1,500.00.

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FINANCIAL IMPLICATIONS:

Costs: \$15,000 + \$1,500.00 closing costs.
Long Term Costs: N/A

Fund Source:

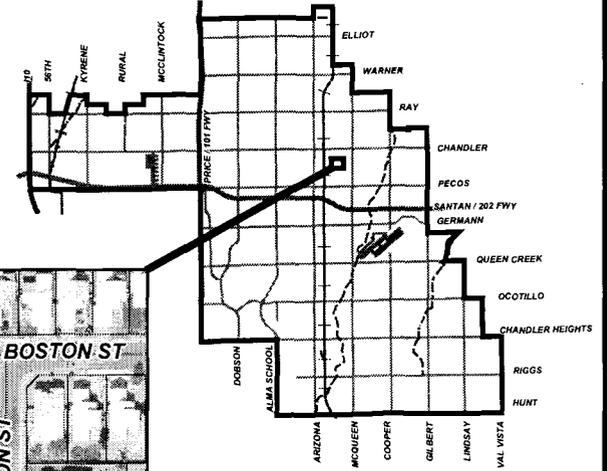
| <u>Acct. No: CIP</u> | <u>Fund: Program Name: CIP Funded:</u> | <u>Funds:</u> |
|----------------------------|--|------------------------|
| 101-1560-0000-6111-9GG615. | FY09/2010 | \$15,000+closing costs |

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4275 authorizing and approving the purchase of a parcel of land containing approximately 7,800 square feet located adjacent to the Family Investment Center at 71 S. Hamilton Street at a cost of \$15,000.00 plus closing costs of approximately \$1,500.00.

Attachments: Location/Site Map
 Resolution No. 4275



ACQUISITION OF A STRIP OF LAND FOR THE HOUSING AUTHORITY PROJECT GG-0615



MEMO NO. RE09-225
RESOLUTION NO. 4275

 **LAND ACQUISITION**



RESOLUTION NO. 4275

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A PARCEL OF LAND CONTAINING APPROXIMATELY 7,800 SQUARE FEET LOCATED ADJACENT TO THE FAMILY INVESTMENT CENTER AT 71 S. HAMILTON STREET AT A COST OF \$15,000.00 PLUS CLOSING COSTS OF APPROXIMATELY \$1,500.00.

WHEREAS, the owners of approximately 7,800 square feet of land located adjacent to the Family Investment Center at 71 S. Hamilton Street also known as a portion of Assessor's Parcel Number 303-12-001A are willing to sell the parcel to the City of Chandler at a cost of \$15,000.00 plus closing costs of approximately \$1,500.00 and

WHEREAS, the City's Housing and Redevelopment Department has determined that this property will be needed to expand their parking facilities at the Family Investment Center located at 71 S. Hamilton Street; and

WHEREAS, the City of Chandler desires to purchase this property consisting of approximately 7,800 square feet of land (the "subject property"); and

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

Section 1. That purchase of the fee interest in the subject property as defined in Exhibit "A" attached hereto is authorized and approved in accordance with terms set out herein.

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. 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 _____, 2009.

ATTEST:

CITY CLERK
RES 4275-GH

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4275 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

EXHIBIT "A"

A portion of the South half of the Northeast quarter of Section 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING for a tie at the Center of said Section 34, the East quarter corner from which bears East (assumed), a distance of 2640.59 feet;

Then North 00 degrees 47 minutes 00 seconds East along the North-South mid-section line of said Section 34, a distance of 240.57 feet to the Northwest corner of Frye Park Townhomes, according to Book 438 of Maps, page 12, records of Maricopa County, Arizona;

Thence South 89 degrees 13 minutes 00 seconds East, 40.00 feet to a point on the East right-of-way line of Hamilton Street;

Then North 00 degrees 47 minutes 00 seconds East along said right-of-way line, a distance of 631.10 feet;

Thence South 89 degrees 33 minutes 00 seconds East, a distance of 310.16 feet;

Thence North 00 degrees 47 minutes 00 seconds East, a distance of 98.00 feet, being the TRUE POINT OF BEGINNING;

Thence North 89 degrees 11 minutes 24 seconds West, a distance of 310.15 feet to a point on the East right-of-way line of Hamilton Street;

Thence North 00 degrees 47 minutes 00 seconds East along said right-of-way line, a distance of 25.15 feet;

Thence South 89 degrees 58 minutes 35 seconds East, a distance of 310.15 feet to a point;

Thence Southerly to the TRUE POINT OF BEGINNING.