



Legislation Details (With Text)

**File #:** 22-1265      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 5/17/2022      **In control:** Department of Public Works  
**On agenda:** 6/22/2022      **Final action:**

**Title:** Authorize an increase in the purchase from Paradise Baptist Church, also known as Paradise Missionary Baptist Church, of approximately 239,246 square feet of land, located near the intersection of University Hills Boulevard and Camp Wisdom Road for the University Hills Infrastructure Project - Not to exceed \$60,000.00, increased from \$357,000.00 (\$350,000.00, plus closing costs and title expenses not to exceed \$7,000.00) to \$417,000.00 (\$410,000.00, plus closing costs and title expenses no to exceed \$7,000.00) - Financing: Water Utilities Capital G Fund (\$60,000.00)

**Sponsors:**

**Indexes:** 8

**Code sections:**

**Attachments:** 1. Map, 2. Resolution, 3. Exhibit A, 4. Exhibit B

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Transportation & Infrastructure

**AGENDA DATE:** June 22, 2022

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Department of Public Works

**EXECUTIVE:** Dr. Robert Perez

**SUBJECT**

Authorize an increase in the purchase from Paradise Baptist Church, also known as Paradise Missionary Baptist Church, of approximately 239,246 square feet of land, located near the intersection of University Hills Boulevard and Camp Wisdom Road for the University Hills Infrastructure Project - Not to exceed \$60,000.00, increased from \$357,000.00 (\$350,000.00, plus closing costs and title expenses not to exceed \$7,000.00) to \$417,000.00 (\$410,000.00, plus closing costs and title expenses no to exceed \$7,000.00) - Financing: Water Utilities Capital G Fund (\$60,000.00)

**BACKGROUND**

This item authorizes an increase in the purchase from Paradise Baptist Church, also known as Paradise Missionary Baptist Church of approximately 239,246 square feet of land located near the intersection of University Hills Boulevard and Camp Wisdom Road for the University Hills Infrastructure Project. This property will be used for wastewater infrastructure improvements and

street construction for the University Hills area bounded by University Hills Boulevard.

The consideration is based on an independent appraisal in the amount of \$350,000.00 presented to the property owner and that amount subsequently negotiated between the property owner and City staff. The negotiated amount of \$410,000.00 is considered appropriate as the actual costs of potential condemnation proceedings combined with the potential for an award by Special Commissioners or a Jury in excess of this settlement amount may very possibly exceed this negotiated settlement. Additionally, delays to the project caused by the additional time necessary for condemnation proceedings may cause the project to incur costs far outweighing the additional negotiated amount.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On March 9, 2022, City Council authorized acquisition from Paradise Baptist Church, also known as Paradise Missionary Baptist Church, land located near the intersection of University Hills Boulevard and Camp Wisdom Road for the University Hills Infrastructure Project by Resolution No. 22-0486.

**FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
Water Utilities Capital Improvement G Fund	\$60,000.00	\$0.00	\$0.00

Resolution No. 22-0486                    \$357,000.00  
Additional Amount (this action)       \$60,000.00  
  
Total Authorized Amount                \$417,000.00

**OWNER**

**Paradise Baptist Church, also known as Paradise Missionary Baptist Church**

Gregory Williams, Trustee and Chairman of Finance Department

**MAP**

Attached