



Legislation Details (With Text)

**File #:** 21-134      **Version:** 1      **Name:**

**Type:** ITEMS FOR INDIVIDUAL CONSIDERATION      **Status:** Approved

**File created:** 1/20/2021      **In control:** Water Utilities Department

**On agenda:** 2/24/2021      **Final action:**

**Title:** Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 74,872 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project - Not to exceed \$1,883,800.00 (\$1,871,800.00, plus closing costs and title expenses not to exceed \$12,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Sponsors:**

**Indexes:** 1

**Code sections:**

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

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability

**AGENDA DATE:** February 24, 2021

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Water Utilities Department

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 74,872 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project - Not to exceed \$1,883,800.00 (\$1,871,800.00, plus closing costs and title expenses not to exceed \$12,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**BACKGROUND**

This acquisition is for a property necessary for the construction of the Charlie Pump Station near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East and will be used for flood control efforts associated with the Dallas Floodway Project.

This item authorizes the second step of acquisition for condemnation by eminent domain to acquire

approximately 74,872 square feet of unimproved land. An offer was presented to the property owner on November 10, 2020 in the amount of \$1,871,800.00, based upon an independent appraisal. The City's offer was declined. Negotiations between the City and the property owner are ongoing and to date, no amicable agreement has been reached.

Future relocation assistance is not expected to be necessary for this acquisition.

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

On January 13, 2021, City Council authorized acquisition from IC Properties II, LLC of an unimproved tract of land containing approximately 74,872 square feet near the intersection of Jefferson Boulevard Viaduct and East Colorado Boulevard for the Dallas Floodway Project by Resolution No. 21-0157.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Flood Protection & Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)	\$1,871,800.00	\$0.00	\$0.00

**OWNER**

**IC Properties II, LLC**

CI OPPORTUNITY FUND IV LP, Managing Member

CI Opportunity Fund IV GP, LLC, General Partner

HSGP LLC, Managing Member

Phillip Wise, Managing Member

**MAP**

Attached