



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 10/3/2022

LGL - Parcel OY21-001 and OY21-002; City of Houston v. Graddy Investments of Houston, LLC, a Texas limited liability company, et al.; Cause No.1188931; Transportation and Drainage Operations Facility Project; WBS: N-912022-0001-2

Agenda Item#:

Summary:

Authorize the City Attorney, by Motion, to deposit the amount of the Award of the Special Commissioners of \$5,650,000.00 into the registry of the court and pay all costs.

Background:

The Transportation and Drainage Operations Facility Project is needed to accommodate Houston Public Works' Transportation and Drainage Operations ("TDO") personnel and equipment. The primary occupant will be TDO Stormwater Maintenance which manages the operations, maintenance, repairs and rehabilitation of the City's underground drainpipes, ditches, surface drains, detention basins and pump stations.

This eminent domain proceeding involves the acquisition of fee simple title, together with any improvements located thereon, to two parcels of land. Parcel OY21-001 contains 234,136 square feet of land and is located at 5216 North McCarty Street, and parcel OY21-002 contains 50,097 square feet of land and is located at 5202 North McCarty (collectively the "Properties"). Graddy Investments of Houston, LLC, a Texas limited liability company owns the Properties. The Properties will aid in supporting all core service sections of TDO, including: infrastructure planning, project delivery, street and bridge maintenance, traffic management, traffic operations, and customer service.

Prior to sending the matter to the Legal Department, Houston Public Works attempted to negotiate a purchase of the Properties, but those efforts were unsuccessful. The matter was then referred to the Legal Department to initiate eminent domain proceedings to acquire the Properties. The Legal Department filed a petition in condemnation, and a Special Commissioners' hearing was held.

City of Houston's Appraisal: \$5,650,000.00

Award of the Special Commissioners' Hearing. \$5,650,000.00

Court & Misc. Costs: Special Commissioners' fees; \$3,000; Court Filings; \$250.00; Service Costs; \$305.00. **Estimated Total Court & Misc. Costs:** \$3,555.00.

DocuSigned by:

Arturo Michel

074157848964140
Arturo Michel, City Attorney

DocuSigned by:

Carol Haddock

10/21/2022

4932116783423
Carol Ellinger Haddock, P.E.
Director, Houston Public Works

Prior Council Action:

Ordinance No. 2021-986, passed 11/17/2021

Amount and Source of Funding:

\$5,650,000.00
Dedicated Drainage & Street Renewal Fund – Ad Valorem Tax
Fund 2311

Contact Information:

Michelle Grossman ... 832-393-6216
Steven Beard832-393-6295
Suzanne Chauvin..... 832-393-6219

ATTACHMENTS:

Description

Exhibits A-C

Type

Contract/Exhibit