



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 3/14/2024

HPW 20RDP10269 / Fee Sale of 296,557 square feet of land/Parcel SY24-014

Agenda Item#:

Background:

SUBJECT: Ordinance approving and authorizing the sale of a 296,557 square feet parcel of land, located along East Loop (EL) & West Loop (WL) of IH 45 and EL of IH10, at the terminus of James Street, out of the John Austin Survey, A-1. Parcel SY24-014

RECOMMENDATION: It is recommended City Council approve an ordinance authorizing the sale of 296,557 square feet of land, located along EL & WL of IH 45 and EL of IH10, at the terminus of James Street, out of the John Austin Survey, A-1, in exchange to the City of a consideration of \$527,675.00. Parcel SY24-014

SPECIFIC EXPLANATION:

Houston Public Works-Capital Projects-Real Estate Services received an offer from Larry Montenegro, Right-of-Way Agent for Texas Land Professionals, Inc. on behalf of the Texas Department of Transportation to purchase 296,557 square feet of City fee owned land out of the John Austin Survey, A-1. The acquisition request is for constructing a portion of the IH 45 Highway Construction Project, known as The North Houston Highway Improvement Project (NHHIP) at IH 69 North and IH 10. The North Houston Highway Improvement Project (NHHIP) is a reconstruction of I-45N, between Houston’s downtown and North Sam Houston Tollway (Beltway 8).

Section 272.001(b)(5) of the Local Government Code, pertaining to the sale of real property interests to a governmental entity that has the power of eminent domain, provides for the payment of a consideration based upon the appraised fair market value. The Texas Department of Transportation submitted its appraisal report performed by Lory R. Johnson, MAI, SR/WA with Atrium Real Estate Services with its purchase offer to the City. A staff appraiser in Houston Public Works has reviewed the appraisal report and finds it acceptable. The sale has been reviewed and approved by Houston Public Works – Transportation and Drainage Operations.

The City will sell to the Texas Department of Transportation:

Parcel SY24-014

296,557 square feet of Land	
Valued at \$1.75 PSF x 100%.....	\$518,975.00 (R)
Depreciated Value Improvements.....	<u>\$8,700.00</u>

TOTAL SALE: \$527,675.00

Therefore, it is recommended City Council approve an ordinance authorizing the sale of a 296,557 square feet parcel of land, located along EL & WL of IH 45 and EL of IH10, at the terminus of James Street, out of the John Austin Survey, A-1.

FISCAL NOTE: Revenue for this item is included in the FY2024 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:

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

Amount and Source of Funding:

REVENUE
Fund 1000
General Fund

Contact Information:

Addie L. Jackson, Esq.
Assistant Director - Real Estate Services
(832) 395-3164

ATTACHMENTS:

Description

Aerial Map
Council District Map
Survey
Attachment A

Type

Backup Material
Backup Material
Backup Material
Financial Information