



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District B

Item Creation Date: 10/14/2024

HPW20RDP10312/Sale of 215,309 square feet of right of way easement /SY24-056

Agenda Item#:

**Background:**

**SUBJECT:** Ordinance approving and authorizing the sale of 215,309 square feet of a right of way easement, located out of and a part of Buffalo Bayou. **Parcel SY24-056**

**RECOMMENDATION:** It is recommended City Council approve an ordinance authorizing the sale of 215,309 square feet of a right of way easement, located out of and a part of Buffalo Bayou, in exchange to the City of a consideration of \$613,631.00.

**Parcel SY24-056**

**SPECIFIC EXPLANATION:** Houston Public Works-Capital Projects-Real Estate Services received an offer from Mallory Kesterson, Right-of-Way Agent for Stateside Right of Way Services, LLC on behalf of the Texas Department of Transportation to purchase 215,309 square feet of right of way easement out of City fee owned land. 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. 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 David Ambrose, MAI, with The Ambrose Group with its purchase offer to the City. A staff appraiser in Houston Public Works has reviewed the appraisal report and finds it acceptable.

The City will sell to Texas Department of Transportation:


**Parcel SY24-056**

215,309 SF @\$30.00 PSF@10% X 95% .....\$613,631.00 (R)

**TOTAL SALE..... \$ 613,631.00**

It is recommended that City Council approve an ordinance authorizing the sale of 215,309 square feet of a right of way easement, located out of and a part of Buffalo Bayou, in exchange to the City of a consideration of \$613,631.00.

**FISCAL NOTE:** Revenue for this item is included in the FY2025 Adopted Budget. Therefore, no Fiscal Note is required as stated in the financial Policies.

DocuSigned by:  
 10/25/2024  
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Randall V. Macchi  
Chief Operating Officer  
Houston Public Works

**Amount and Source of Funding:**

REVENUE  
Fund 1000  
General Fund

**Contact Information:**

<b>Name</b>	<b>Service Line</b>	<b>Contact No.</b>
Roberto Medina, Interim Chief of Staff	DO-HPW Government Relations	832.395.2456
Maria Perez, HPW Agenda Coordinator	DO-HPW Government Relations	832.395.2282
Addie Jackson, Assistant Director	Capital Projects – Real Estate Services	832.395.3164

**ATTACHMENTS:**

**Description**

Parcel Map  
Aerial Map  
Attachment A

**Type**

Backup Material  
Backup Material  
Signed Cover sheet