

To: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: PROPERTY: PURCHASE of Parcel AY14-148, located at the 3300 Block of Greens Road for the GREENS ROAD PAVING AND DRAINAGE PROJECT (from Aldine Westfield to John F. Kennedy Boulevard).

WBS N-000686-0002-2-01

Owners: CenterPoint Energy, Houston Electric, LLC

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Agenda Item #

FROM: (Department or other point of origin):

Origination Date

Agenda Date

Department of Public Works and Engineering

DIRECTOR'S SIGNATURE:

*Dale A. Rudick*

Dale A. Rudick, P.E., Director

Council District affected:

B  
Key Map 374N

*[Signature]*

For additional information contact:

Nancy P. Collins (NPC) Phone: (832) 395-3130

Senior Assistant Director

Date and identification of prior authorizing Council Action:

Ordinance 2014-0240, passed March 26, 2014

RECOMMENDATION: (Summary)

Authority be given through Council Motion to PURCHASE Parcel AY14-148.

Amount and

Source of Funding: No additional funding required (Funds were appropriated under Ordinance Number 2014-0240)

*MSF. 11/10/2015*

SPECIFIC EXPLANATION:

The GREENS ROAD PAVING AND DRAINAGE PROJECT (from Aldine Westfield to John F. Kennedy Boulevard), is project is designed to improve traffic flow/circulation, reduce congestion and eliminate potential hazards on Greens Road, a designated major thoroughfare. This joint project with TxDOT consists of the removal of the original 2-lane asphalt roadway and replacement with a 4-lane concrete divided boulevard with curbs, sidewalks and street lighting, an underground storm sewer system, off-site storm sewer detention facilities, and replacement of sanitary sewer and water lines.

The City will acquire 4,050 square feet in easement out of improved commercial property. The City's offer was based on an appraisal by Simon Luttmann and W.F. Trotter, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown is as follows:

Parcel AY14-148 (Easement)

LAND:	
4,050 square feet @ \$3.40 PSF.....	\$ 13,770.00
Improvements .....	\$ 11,261.00
Cost to Cure.....	\$ 181,053.00
Total Consideration .....	\$ 206,084.00
Title Policy and Services .....	\$ 2,200.00
TOTAL AMOUNT.....	\$ 208,284.00

CUIC #20ELG66

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:


Other Authorization:

*[Signature]*

Daniel R. Menendez, P.E.  
Deputy Director  
Engineering and Construction Division

*[Signature]*

Mark L. Loethen, P.E., CFM, PTOE  
Deputy Director  
Planning and Development Services Division

<b>Date:</b>	<b>SUBJECT:</b> PROPERTY: <b>PURCHASE</b> of Parcel AY14-148, located at the 3300 Block of Greens Road for the GREENS ROAD PAVING AND DRAINAGE PROJECT (from Aldine Westfield to John F. Kennedy Boulevard). WBS N-000686-0002-2-01 Owners: CenterPoint Energy, Houston Electric, LLC	<b>Originator's Initials</b> 	<b>Page</b> 2 of <u>2</u>
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This property acquisition is being conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, as amended and in compliance with the City of Houston's Relocation Assistance and Real Property Acquisition Policies.

It is recommended that authority be given through Council Motion to PURCHASE Parcel AY14-148, and improvements located thereon at the 3300 Block of Greens Road, owned by CenterPoint Energy, Houston Electric, LLC. This parcel contains 4,050 square feet of land for street right-of-way situated in the Washington Co. R.R. Co. Survey, Section 2, Block 6, A-1078, Harris County, Texas, being a portion of being a portion of that certain called 8.513 acre tract of land conveyed to Houston Lighting and Power Company by deed dated May 21, 1964 and recorded under Volume 5530, Page 529 of the Deed records of Harris County, of the Official Public Records of Real Property, Harris County, Texas, according to the approved City of Houston field notes.

DAR:NPC:eg

cc: Marta Crinejo