

Condemnation Ordinance for Fire Station 10

February 26, 2018



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Key Project Milestones

- **Fire Facilities Master Plan (2014) -- Build new Fire Station 10**
- **Land Acquisition funding in 2015-21 CIP**
- **Council Presentation on Selected Site (Sept. 2016)**
- **Community Meeting (Oct. 2016)**
- **Fire Facilities Levy approved by Voters (Nov. 2016)**
- **Council Presentation on Site Selection Process (Mar. 2017)**
- **Property Acquisition (June 2017-Current)**
- **Design Contract (Mar. 2018)**

Fire Station 10 Site

- Nine parcels, six owners
- Northwest corner of 112th Ave NE and NE 12th St



Property Acquisition Timeline

- **Introduction Letter/Initial Discussions** (Aug 2016)
- **Due Diligence and Appraisals** (Oct 2016-July 2017)
- **Offers Made** (June-August 2017)
- **Negotiations** (Varies by parcel, June 2017-Current)
- **Two signed Purchase and Sales Agreements, Third agreement nearing completion** (Feb 2018)
- **Condemnation Ordinance** (Tonight)

Condemnation Ordinance Overview

- **Standard Practice for CIP projects**
- **Authorizes Civic Services Director to execute Purchase and Sale Agreements**
- **Authorizes City Attorney to initiate condemnation proceedings if negotiations unsuccessful**
- **Provides tax benefits to property owners – sale in lieu of condemnation**

Next Steps

If the Ordinance is approved...

- City signatures on two Purchase and Sale Agreements that have already been signed by property owners
- Finalize third Purchase and Sale Agreement and execute
- Close on first three acquisitions (April 2018)
- Continue voluntary negotiations with remaining three owners
- If agreements cannot be reached by mid-2018, pursue eminent domain lawsuits on remaining properties

Council Action

Staff seeks Adoption of the Ordinance authorizing and providing for the acquisition of interests in land for the purpose of constructing the Fire Station 10 Project; providing for condemnation, appropriation, taking of land and property rights necessary therefore; providing for payment; directing the initiation of appropriate proceedings in the manner provided by law for said condemnation; and establishing an effective date.

Next Steps

If the Ordinance is NOT approved...

- The agreements that have already been signed by the owners would require separate approval by Council
- Some of the terms of those agreements would need to be renegotiated
- Staff would continue with voluntary negotiations unless Council provided alternative direction