

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Execute a Purchase/Sale Agreement for Acquisition of Right-of-Way at 19828 Aurora Avenue N for the Aurora Corridor Improvement Project (N 192 nd to N 205 th Streets)
DEPARTMENT:	Public Works and City Attorney's Office
PRESENTED BY:	Kris Overleese, Capital Project Manager Ian Sievers, City Attorney
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The City is in the process of acquiring right of way for the Aurora Corridor Improvement Project (N 192nd to N 205th Streets). As part of this process, the City has been working with the property owner at 19828 Aurora Avenue N (Aurora project parcel No. 563B). Attachment A shows the acquisition area for this property.

The City requires 880 SF of fee interest, 770 SF of temporary construction easement, and 632 SF of permanent utility easement. The project is also impacting an existing business sign. On the attached diagram, area "U" represents the utility undergrounding area and area "D" represents the driveway reconstruction area, both non-compensable.

The owner has agreed to a settlement of \$61,450 pending Council authorization. This settlement amount exceeds the appraised offer of \$52,950 by \$8,500. The recommended settlement is 16% above the appraised value. The City's purchasing policies allow the City Manager to authorize the acquisition of property up to 10% over the appraised value. The proposed settlement amount exceeds the City Manager's authorization by \$3,205.

Staff recommends the Council approve the settlement as a fair resolution of this acquisition based on the confidential memorandum provided to the Council regarding this acquisition..

RESOURCE/FINANCIAL IMPACT:

The funds to pay the proposed settlement are available in the project budget.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a property acquisition agreement for \$61,450 as total compensation for all property interests needed from 19828 Aurora Avenue N.

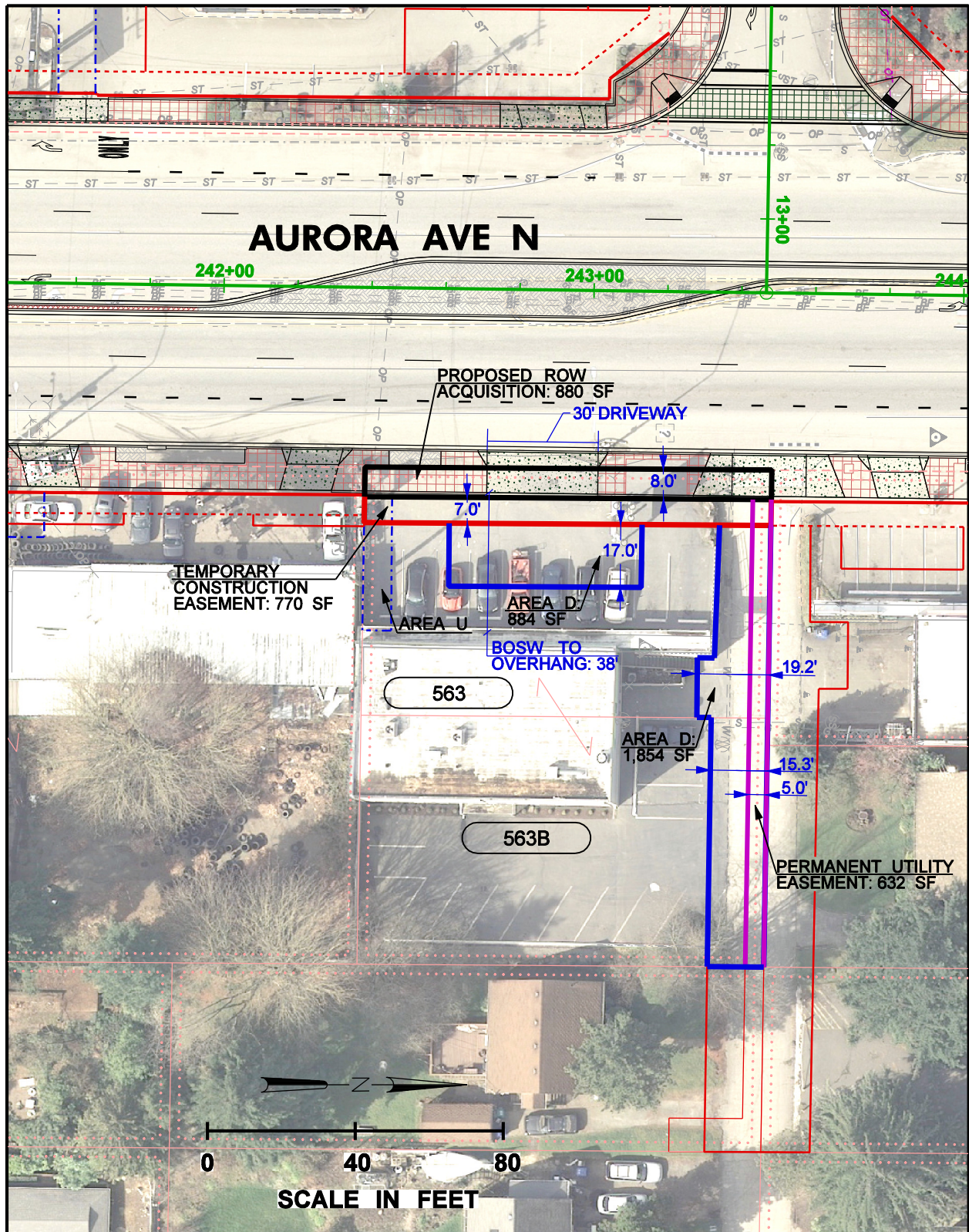
Approved By: City Manager - *JU* City Attorney - *IS*

ATTACHMENTS

A – Map of Property, 19828 Aurora Avenue N (Aurora project parcel No. 563B)

RELATED DOCUMENTS

A – Confidential Memorandum regarding Project Acquisition for 19828 Aurora Avenue N



			JDW PROPERTIES LLC AURORA AVE N RIGHT OF WAY	01/24/12
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