



# MAYOR & COUNCIL COMMUNICATION

March 8, 2005

**Subject: Authority to Acquire Real Property Northeast Corner  
of Park Avenue and Broadway Boulevard (Ward 6)**

**Page: 1 of 1**

**Issue** – Mayor and Council authorization is requested authorizing the acquisition of the northeast corner of Park Avenue and Broadway Boulevard from Beajou, L.L.C. for \$100,000.

**City Manager's Recommendation** – The City Manager recommends that Mayor and Council adopt the attached Resolution authorizing the acquisition.

**Background** – The City of Tucson has previously acquired property surrounding the subject parcel for the widening of East Broadway Boulevard from Euclid Avenue to Campbell Avenue, through the City's Advanced Acquisition Program. On December 20, 2004, Mayor and Council approved an Intergovernmental Agreement (IGA) with Pima County regarding the widening of East Broadway Boulevard from Euclid Avenue to Country Club Road within the next decade. That IGA set forth the responsibilities of both the County and City with respect to the widening project, and provided a funding source (1997 Pima County bond funds) to begin acquisition and some right of way clearance in anticipation of the physical construction project.

**Current Considerations** – The westernmost improved block of the Broadway Project has been targeted as the best opportunity to effect some immediate acquisitions, in response to interest expressed by affected property owners. The subject property has been appraised and the negotiated purchase price of \$100,000 is less than 4% over the approved appraised value.

The property, though small in size at less than 5,000 square feet, is commercially zoned, and contains a billboard. The terms and conditions of the purchase agreement will permit the City to effect immediate removal of the billboard after closing of escrow at no additional expense to the City.

**Financial Considerations** – Acquisition costs are to be reimbursed pursuant to the terms and conditions of the aforementioned IGA. Budget capacity has been established in the Department of Transportation's current Capital Improvement Program for this acquisition.

**Legal Considerations** – A Resolution has been prepared by the City Attorney's Office to facilitate acceptance of a purchase agreement.

Respectfully submitted,

Michael D. Letcher  
City Manager

MDL:KT:RCLJ:Updike/teb  
Real Estate/Transportation

MARCH8-05-112

**Attachments: Location Map (Same as exhibit to Resolution)  
Resolution**

ADOPTED BY THE  
MAYOR AND COUNCIL

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RESOLUTION NO. 20025

**RELATING TO REAL PROPERTY; AUTHORIZING AND APPORVING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF PARK AVENUE AND BROADWAY BOULEVARD FROM BEAJOU, L.L.C. FOR ONE HUNDRED THOUSAND DOLLARS (\$100,000); AND DECLARING AN EMERGENCY.**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:**

**SECTION 1. The City Manager hereby is authorized and directed to negotiate for and acquire that certain parcel of real property located at the northeast corner of Park Avenue and Broadway Boulevard, as shown on the map attached to this resolution as Exhibit A, from Beajou, L.L.C. at a purchase price not to exceed \$100,000.**

**SECTION 2. The Real Estate Administrator is authorized and directed to execute any and all documents necessary to effectuate the aforementioned transaction for an on behalf of the City of Tucson.**

**SECTION 3. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this resolution.**

**SECTION 4. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Tucson that this resolution become immediately**

effective, an emergency is hereby declared to exist and this resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

REVIEWED BY:

  
\_\_\_\_\_  
CITY ATTORNEY

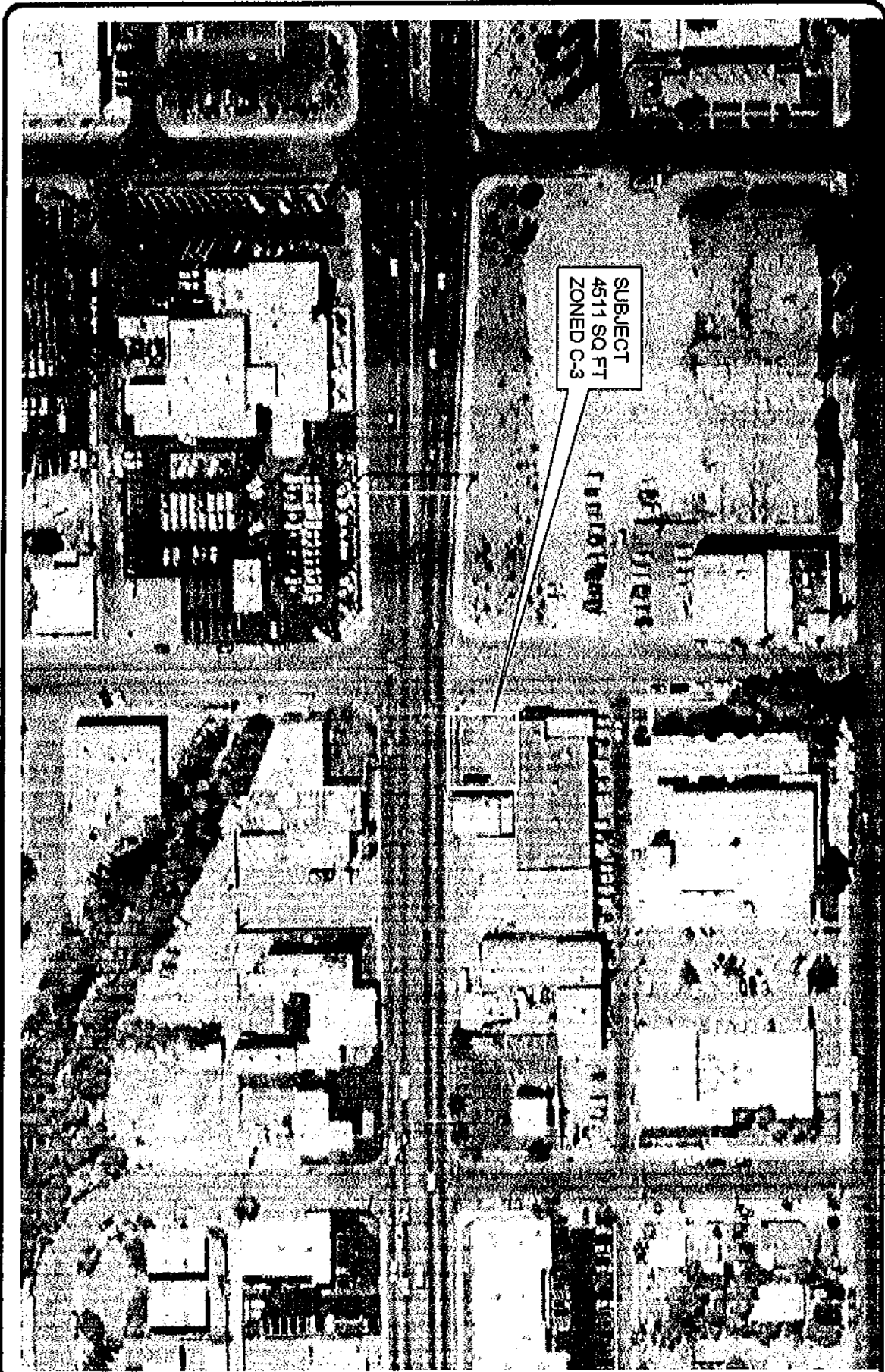
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CITY MANAGER

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CITY OF  
TUCSON

# ACQUISITION OF 124-06-2370



SUBJECT  
4511 SQ FT  
ZONED C-3

DUKIPROJECTS\UPDIKE\_050216

GENERAL SERVICES DEPARTMENT  
REAL ESTATE DIVISION

DAVE KOSS  
FEBRUARY 16, 2005