

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	8499	Agenda Number	25.
Meeting Date:	August 18, 2011			
Department:	Office of Real Estate Services			
Subject				
<p>Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire conservation easements totaling approximately 1.943-acres and an access easement of approximately 0.942-acre, out of the Isaac Decker League Survey No. 20, in Travis County, Texas, being a portion of Tract 1, Oltorf Addition, a subdivision in the City of Austin according to the map or plat of record in Volume 10, Page 12, of the Plat Records of Travis County, Texas, locally known as 1301 West Oltorf, from WOODVIEW MHC, LLLP for the Woodview Mobile Home Park (MHP) Buyout Program Project, in the amount of \$700,000 for the easements, plus eligible closing costs and other related expenses up to \$30,000, for an amount not to exceed \$730,000. Related to Item # 26 and Item # 70.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$730,000 is available in the Fiscal Year 2010-2011 Capital Budget of the Watershed Protection Department.</p>				
Fiscal Note				
<p>A fiscal note is attached.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Pam Kearfott 974-3361; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				

Additional Backup Information

The Hazard Mitigation Grant Program administered by the Texas Division of Emergency Management provides cost-share funding for acquisition of flood-damaged properties. On November 9, 2007, the City of Austin submitted a grant application to that Division for the partial buyout of the Woodview Mobile Home Park, with an original estimated cost of \$1,585,808 with a federal share of \$1,189,356. On October 31, 2008, a grant in the amount of \$1,189,356 was approved by the Federal Emergency Management Agency. The project targets mobile homes in the 25-year floodplain of West Bouldin Creek in the Woodview Mobile Home Park. The living space of several of the mobile homes is more than 2 feet below the 100-year floodplain elevation.

The City of Austin is acquiring a conservation easement consisting of three non-contiguous areas and an access easement located on an 11.251 acre tract that is improved with the Woodview Mobile Home Park, consisting of 85 total mobile home pads. Within the conservation easement, there are 14 mobile homes located within the 25-year floodplain (the 15th pad is vacant). The conservation easement restricts the use of the property to open space in perpetuity. The property will be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature preserves, and other uses. No new structure, improvement, or impervious cover shall be erected or constructed on the property other than that which is compatible with the uses described in the preceding sentence.

An independent third party appraisal has established the fair-market value of the proposed easements to be \$700,000. The owners have agreed to accept the City of Austin's voluntary offer for the conservation easement and access easement. Closing costs and other related expenses should not exceed \$30,000, for a total amount not to exceed \$730,000. The City will relocate the residents who are displaced by the project according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.