

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	20730	Agenda Number	16.
Meeting Date:	December 13, 2012			
Department:	Office of Real Estate Services			
Subject				
<p>Authorize the negotiation and execution of any and all documents and instruments necessary or desirable to purchase in fee simple a tract of land totaling approximately 46.149 acres in Travis County, Texas, located on Dalton Lane from SHUMAKER ENTERPRISES, INC., A TEXAS CORPORATION, and Wade Shumaker, in an amount not to exceed \$2,200,000. Related to Item # 27.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$1,100,000 is available in the Fiscal Year 2012-2013 Capital Budget of the Public Works Department. Funding in the amount of \$1,100,000 is available in the Fiscal Year 2012-2013 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:	Luanne Dunn 974-7787; Molly Ritter 974-8771; Roxanne Jackson 974-1918; Lauraine Rizer 974-7078, Amanda Glasscock 974-7173.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The proposed acquisition is approximately a 46.149 acre tract located on Dalton Lane. The tract is located in the Austin 2 Mile Extraterritorial Jurisdiction (ETJ) and in an industrial area within the Desired Development Zone north of Austin-Bergstrom International Airport (ABIA). The joint acquisition of the tract by the Public Works and Watershed Protection Departments is a step toward making Austin a more sustainable City and closer to the goal of becoming a zero waste City.

The Public Work's Street and Bridge operations will be displaced from Harold Court due to remediation. The remediation will reduce the area currently used by Street and Bridge for stockpiling, storage and vehicle training. Approximately 23 acres of the Dalton Lane property will provide adequate space for the aforementioned needs and provide space for recycling of asphalt and concrete. Public Work's Street and Bridge operations is working to use recycled materials in an effort to preserve the natural environment, reduce waste, and provide a cost effective material for maintaining the transportation network within the City. The Dalton Lane property would provide a long term location for Street and Bridge for stockpiling, recycling of asphalt and concrete and growth.

The Watershed Protection Department (WPD) will also be impacted by the remediation at Harold Court and require relocation of large pipes, inlets and manholes. WPD would be able to utilize the remaining 23 acres of the Dalton Lane property to store the construction materials displaced from Harold Court and another materials yard located off East William Cannon Drive. There would also be a cost saving associated with the transport of materials from the new location. It is anticipated that WPD will relocate a work unit to the Dalton Lane location due to the critical situation associated with the current month to month lease agreement and limited space in the East Ben White location.

Public Works and WPD will also utilize the Dalton Lane property to locate their Equipment Training Program.

An independent third party appraiser established the fair market value of the tract to be \$2,200,000. If the transaction closes on or before December 31, 2012, the purchase price will be reduced to \$2,070,000. If the transaction closes after December 31, 2012, the purchase price will be the appraised fair market value of \$2,200,000.