



Recommendation for Action

File #: 18-4031, Agenda Item #: 9.

1/31/2019

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple approximately 2.141 acres of land known as Towery Lane from Travis County, for a total amount not to exceed \$128,000, increasing the \$38,000 previously approved by Council by \$90,000.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding in the amount of \$128,000 is available in the FY 18-19 Capital Budget of the Austin Police Department.

Prior Council Action:

June 14, 2018 - Council authorized the negotiation and execution of all documents necessary to exchange and convey in fee simple 1.448 acres of land along McAngus Road and purchase in fee simple approximately 2.082 acres of land known as Towery Lane with Travis County.

For More Information:

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Additional Backup Information:

The Austin Police Department in conjunction with the Public Works Department is working on a site plan to construct horse stables and related facilities for the Austin Police Mounted Patrol on an approximately 88 acre City of Austin tract located just southeast of the Austin Bergstrom International Airport along McAngus Road. Travis County owns, in fee, a 50 foot wide section of right-of-way known as Towery Lane that is approximately 2.141 acres in size. Towery Lane extends into the City tract. As a tract of publically accessible right-of-way extending into the 88 acre site, its presence would make securing the proposed police facility difficult.

An independent third party appraiser has determined the current fair market value of the 2.141 acres to be \$128,000.00. When initially approached about the City's purchase of the 2.141 acres of right-of-way, Travis County proposed a property exchange in which they would convey the 2.141 acres of right-of-way to the City in exchange for a 50 foot strip of property from the City's 88 acre site parallel to McAngus Road for future right-of-way widening. The 50 foot strip of property along McAngus Road was valued at \$90,000. In addition to exchanging properties, the proposed agreement would have resulted in the City paying Travis County the difference between the two land values in the amount of \$38,000. Council approved the negotiation and execution of all documents for the exchange with Travis County on June 14, 2018. Travis County has elected not to proceed with the exchange and instead has elected to sell the Towery Lane right of way to the City. This action would be to increase the authorization by \$90,000 which amounts to the difference in value between the Towery Lane right of way of \$128,000 and the \$38,000 approved by Council June 14, 2018 for a total not to exceed amount of \$128,000.00.