



**Land Acquisition
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 4
AGENDA DATE: Thu 04/14/2005
PAGE: 1 of 1**

SUBJECT: Approve a resolution to authorize the fee simple acquisition of 8.62 acres out of the Santiago Del Valle Grant, locally known as 2426 West Cardinal Loop, from SUNSCAPE PARTNERSHIP, a California General Partnership; Christopher A. Cole and S. M. Cole as Co-Trustees of the Chris and Suzie Cole Living Trust dated April 25, 2000, and any amendments thereto; Ronald Jeha, Trustee for the Ronald Jeha 1991 Family Trust; Richard Jeha, Trustee for the Jeha Family Trust; William Kartoizian, Trustee for the William F. Kartoizian Living Trust; W. Conrad Hoskins for the Hoskins Ranch, LLC; and Harold Kaemerle, Jr. for the Airport Noise Mitigation Program, in the amount of \$7,900,000 for the land and improvements, plus closing costs and moving related expenses in the amount of \$70,000, for an amount not to exceed \$7,970,000.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$7,970,000 is available in Fiscal Year 2004-2005 Capital Budget of the Department of Aviation using airport funds and available Federal Aviation Administration (FAA) Grants.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT:for Aviation;

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Melinda Ruby 530-6634; Lauraine Rizer 974-7078; Laura Bohl 974-7064

PRIOR COUNCIL ACTION: 09/09/99 - Federal Aviation Regulations (FAR) Noise Study; 08/23/01 - Consultant Selection for Noise Mitigation Program.

BOARD AND COMMISSION ACTION: N/A

The property and residence located at 2426 West Cardinal Loop is a part of the approved Airport Noise Mitigation Program. The purpose of the program is to reduce noise impacts and ensure land use compatibility within the airport vicinity.

The lot to be acquired is approximately an 8.62-acre tract, more or less, and improvements include 149,744 square feet apartment buildings with all appurtenant appliances and furnishings for the office, model unit and pool furniture; 1,400 square feet laundry and storage facilities; 1,745 square feet office and clubhouse. The fair market value of the property including improvements is \$7,900,000, as determined by independent appraisal. The owner has agreed to accept the City's offer. The City will relocate tenants according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Closing and moving costs are not to exceed \$70,000, and are a part of the final property settlement amount.

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City authorizes the fee simple acquisition of 8.62 acres out of the Santiago Del Valle Grant, locally known as 2426 West Cardinal Loop, as described in Exhibit A, from Sunscape Partnership, a California General Partnership; Christopher A. Cole and S. M. Cole as Co-Trustees of the Chris and Suzie Cole Living Trust dated April 25, 2000, and any amendments thereto; Ronald Jeha, Trustee for the Ronald Jeha 1991 Family Trust; Richard Jeha, Trustee for the Jeha Family Trust; William Kartoian, Trustee for the William F. Kartoian Living Trust; W. Conrad Hoskins for the Hoskins Ranch, LLC; and Harold Kaemerle, Jr. for the Airport Noise Mitigation Program, in an amount not to exceed \$7,970,000.

ADOPTED: _____

ATTEST: _____
Shirley A. Brown
City Clerk

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

14-Apr-05
Resolution
Aviation

Description: Approve a resolution to authorize the fee simple acquisition of 8.62 acres out of the Santiago Del Valle Grant, locally known as 2426 West Cardinal Loop, from SUNSCAPE PARTNERSHIP, a California Partnership; Christopher A. Cole and S. M. Cole as Co-Trustees of the Chris and Susie Cole Living Trust dated April 25, 2000, and any amendments thereto; Ronald Jeha as trustee of the Ronald Jeha 1991 Family Trust; Richard Jeha, Trustee; William Kartoian, as Trustee; Hoskins Ranch, LLC; Harold Kaemerle, Jr. for the Airport Noise Mitigation Program, in the amount of \$7,900,000 for the land and improvements, plus closing costs and moving related expenses in the amount of \$70,000, for an amount not to exceed \$7,970,000.

FINANCIAL INFORMATION:

Project Name:	ABIA Improvements
Project Authorization:	2004-05 Capital Budget
Funding Source:	Airport Capital Fund
	Discretionary grants
Fund/Agency/Orgn:	4910-817-3000
	4910-817-3073
	4910-817-3074
	4910-817-3075

Current Appropriation	\$	122,152,000
Unencumbered Balance		34,003,052
Amount of this Action		<u>(7,970,000)</u>
Available Balance	\$	26,033,052

Use of Estimated Remaining Balance

Noise Mitigation and Flight Track Monitoring System	\$	5,553,841
Terminal Modifications		49,266
Balcony Etched Glass		48,900
Etched Glass, Engineering Support		6,988
Airfield Security Gates, Improvements		101,010
Field Maintenance Facility		69,649
Pavement Rehabilitation		2,657
Security System Improvements		4,813
Alternative Fuel (Propane) Facility		2,805
Parking Structure Rehabilitation		23,477
Emergency Dispatch Center at Ops Building		74,063
Public Parking Improvements		304,065
Pavement Maintenance		1,199,435

Terminal Improvements	2,225,582	
APPD CIP	81,723	
Info Systems-Comm. Center	12,754	
Air Cargo Pond Correction	65,458	
Baggage Screen	992,534	
Terminal Leak Repairs	1,698,724	
Bldg 6010 Roof Repairs	218,394	
ERS Perimeter Road Study	347,774	
AIPP Ped Bridge	13,908	
Elevator & Escalator Improvements	4,844,250	
Maynard Tract	39,110	
Airfield Lighting Improvements Pavement Rehab	2,659,790	
Noise Mitigation	4,675,000	
ABIA Security Improvements Phase 2	193,792	
AIPP 2005	25,000	
Parent level	498,291	
	<u>\$ 26,033,052</u>	<u>\$ 26,033,052</u>
Currently Unbudgeted/Unobligated		<u>\$ 0</u>

Finance:

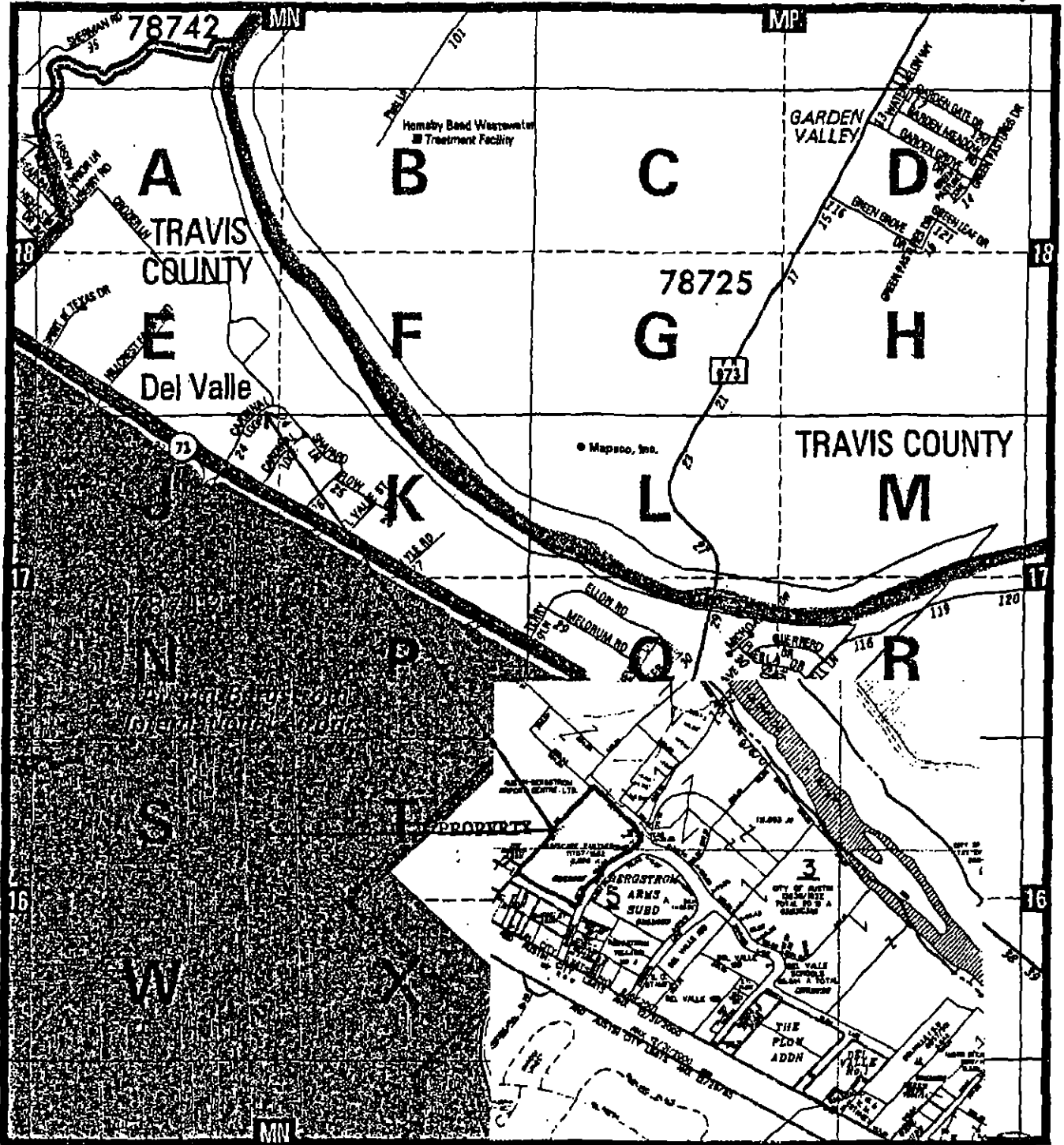
Charlana Hinkle

Date:

3-24-05



CONTINUED ON MAP 617



CONTINUED ON MAP 646

CONTINUED ON MAP 677

CONTINUED ON MAP 648



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