

DENVER BOARD OF WATER COMMISSIONERS

Meeting Date: February 25, 2015

Board Item: II-B -5

Resolution Authorizing Acquisition of Two Properties by Eminent Domain for Denver Water’s Operations Complex Redevelopment Project

Action by Consent Action Information

Denver Water has been negotiating for the last several months, without success, for the purchase of two properties just north of the existing campus area in the City and County of Denver. The properties are needed for construction use during the Operations Complex Redevelopment project and for permanent parking upon completion of the project.

1800 W. 13th Avenue, 1255 Shoshone Street and 1243 Shoshone Street: On January 21, 2015, a final offer was sent to the property owner to purchase the property for \$776,100.00, based on an appraisal by Charles Hegarty, MAI. The property owner recently countered with an offer to convey the property for [\$1,025,000 – Exact Amount to be filled in February 23rd], which is approximately 32% more.

1237 Shoshone Street: On January 21, 2015, a final offer was sent to the property owner, with a copy to the tenant, to purchase the property for \$370,500.00, based on an appraisal by Charles Hegarty, MAI. The property owner recently countered with an offer to convey the property for [\$ _____ - Amount to be filled in February 23rd], which is approximately _____, % more.

The 2015 Capital Improvement Plan (MPC 1HA0006) includes sufficient funds for the expected cost of these acquisitions.

Recommendation

It is recommended that the Board adopt, the attached Resolution authorizing eminent domain proceedings to acquire the described properties.

Approvals:

Respectfully submitted,

Robert J. Mahoney
Director of Engineering

James S. Lochhead
CEO/Manager

Patricia Wells
General Counsel

Terri Bryant, CPA
Controller