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OCT 25 2007



**Chandler • Arizona**  
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**MEMORANDUM**

**Downtown Real Estate – Council Memo No. DRE 08-011**

DATE: OCTOBER 25, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER  
RICH DLUGAS, ASSISTANT CITY MANAGER

FROM: SHARON A. JOYCE, REAL ESTATE MANAGER

SUBJECT: RESOLUTION NO. 4130 AUTHORIZING AND APPROVING THE PURCHASE OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHICAGO STREET, FOR THE NEW CITY HALL COMPLEX AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$477,500.

RECOMMENDATION: Staff recommends that the Council pass and adopt Resolution No. 4130 authorizing and approving the purchase of property located at the southeast corner of Arizona Avenue and Chicago Street, for the new city hall complex at a cost, including closing and associated costs, not to exceed \$477,500.

BACKGROUND/DISCUSSION: On July 27, 2006, City Council approved Resolution No. 3996 authorizing the purchase of approximately 23 parcels of real property located at and near Arizona Avenue and Chicago Street for the future development of the new city hall complex.

The owner of the property, Maynard Enterprises, Inc., has agreed to sell its property to the City for \$470,000. The property (the "Property") currently serves as a tire repair and replacement facility known as Bob Ms Tires. The Property's primary improvements, which are situated on approximately 10,000 square feet of land fronting Arizona Avenue, consist of a building totaling approximately 1,617 square feet. The transaction is expected to close by October 31, 2007.

Resolution No. 4130  
Council Meeting of October 20, 2007

FINANCIAL IMPLICATIONS:

Costs: \$477,500  
Long Term Costs: N/A  
Fund Source: N/A

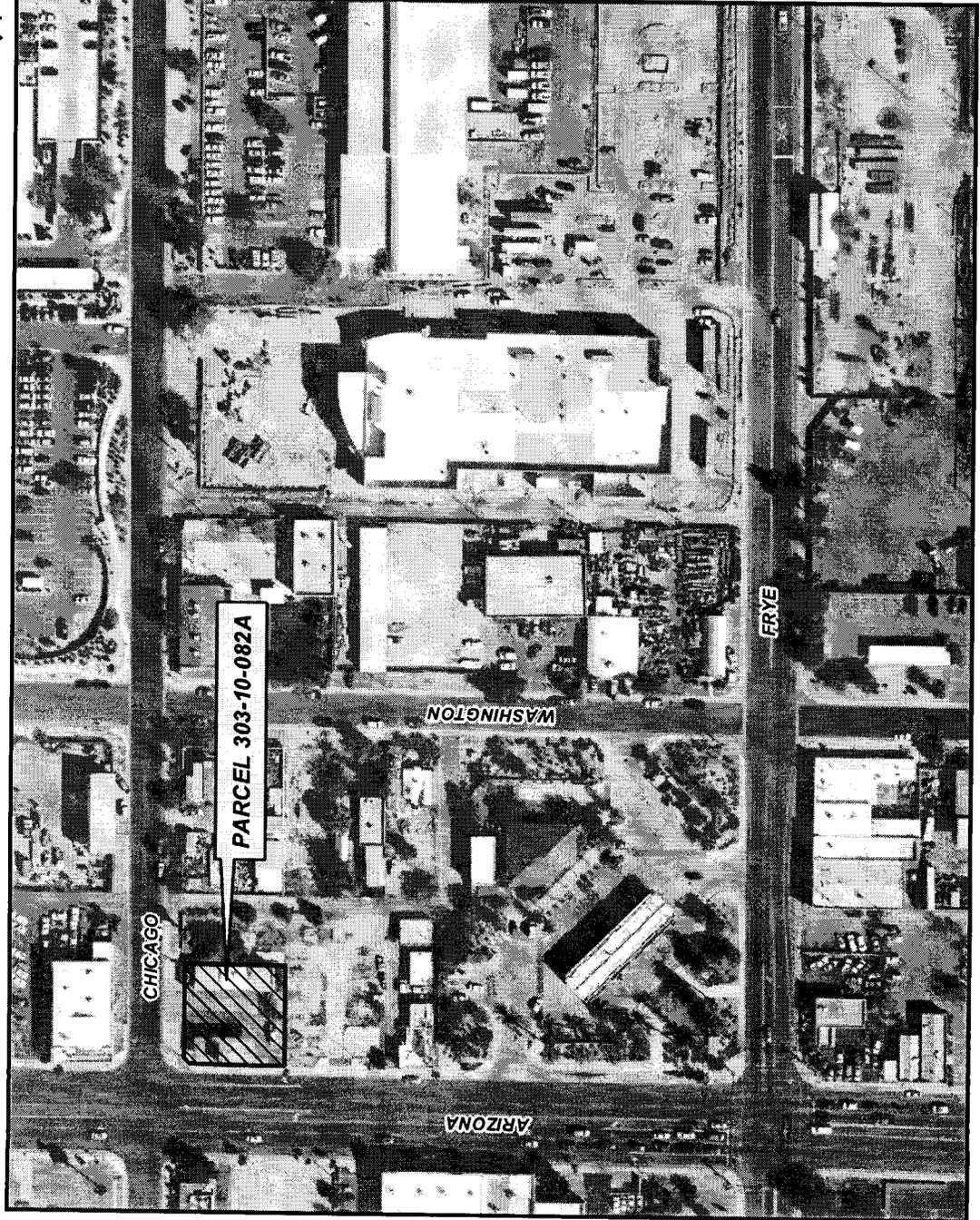
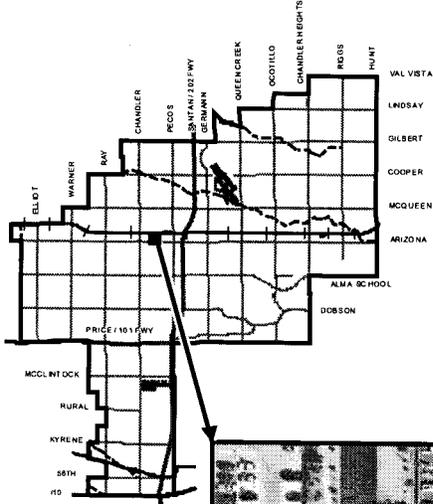
| <u>Acct. No.</u>       | <u>Fund</u>      | <u>Program Name</u>   | <u>Amount</u> |
|------------------------|------------------|-----------------------|---------------|
| 101-1290-6111 GG0502.1 | Land Acquisition | City Hall Acquisition | \$477,500     |

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4130 authorizing and approving the purchase of property located at the southeast corner of Arizona Avenue and Chicago Street, for the new city hall complex at a cost, including closing and associated costs, not to exceed \$477,500.

Attachments: Location Map, Resolution No. 4130



# CITY HALL ACQUISITION MAYNARD ENTERPRISES, INC.



MEMO NO. DRE08-011

RESOLUTION NO. 4130



CITY HALL ACQUISITION



**RESOLUTION NO. 4130**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER ARIZONA AUTHORIZING AND APPROVING THE PURCHASE OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHICAGO STREET, FOR THE NEW CITY HALL COMPLEX AT A COST, INCLUDING CLOSING AND ASSOCIATED COSTS, NOT TO EXCEED \$477,500.

WHEREAS, on May 25, 2006, the Chandler City Council approved the site location for a new City Hall complex (public buildings and grounds) and related off-street parking facility at and near Arizona Avenue and Chicago Street; and

WHEREAS, on July 27, 2006, Chandler City Council approved Resolution No. 3996 authorizing the purchase of approximately 23 parcels of real property located at and near Arizona Avenue and Chicago Street for the future development of the new City Hall complex; and

WHEREAS, Maynard Enterprises, Inc., the owner of the property at the southeast corner of Arizona Avenue and Chicago Street (the "Property"), has agreed to sell its interest to the City in the Property described in the attached Exhibit "A", and incorporated herein by reference, including closing and associated cost for an aggregate amount not to exceed \$477,500.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City of Chandler is authorized to enter into a purchase agreement with Maynard Enterprises, Inc., for the Property described in the attached Exhibit "A" at a cost, including closing and associated costs, with a total expenditure not to exceed \$477,500.

Section 2. That the Real Estate Manager is hereby authorized to sign, on behalf of the City, the purchase agreement provided the documents are in a form approved by the City Attorney.

Section 3. That the Real Estate Manager is authorized to execute any other documents necessary to facilitate this transaction.

Section 4. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4130 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_ day of \_\_\_\_\_, 2007, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY G.B.

**EXHIBIT "A"**

THAT PORTION OF BLOCK "H", OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 34, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPERTY LINES OF CHICAGO STREET AND ARIZONA AVENUE AT THE SOUTHEAST CORNER OF SAID STREET INTERSECTION;

THENCE SOUTH 100 FEET;

THENCE EAST 100 FEET;

THENCE NORTH 100 FEET;

THENCE WEST 100 FEET TO THE PLACE OF BEGINNING;

EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK "H";

THENCE SOUTH 1 DEGREE 30 MINUTES 18 SECONDS WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 5.00 FEET;

THENCE NORTH 51 DEGREES 10 MINUTES 55 SECONDS EAST, 7.87 FEET TO THE NORTH LINE OF SAID BLOCK "H";

THENCE NORTH 89 DEGREES 23 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.