



AGENDA  
ITEM  
DATE 10a  
7-1-09

# City Council Report

**Date:** July 1, 2009  
**To:** City Council  
**Through:** Jack Friedline, Deputy City Manager  
**From:** Beth Huning, City Engineer,  
Craig Crocker, Property Acquisition Supervisor  
**Subject:** Acquisition of a 7.072 acre parcel located at the southeast corner of  
Vineyard Avenue and Juanita Avenue  
Council District #3

## Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to acquire a vacant parcel of land located at the southeast corner of Vineyard Avenue and Juanita Avenue for the development of a park and ride lot.

## Background

*The City of Mesa Transportation Plan*, approved by the City Council in 2002, and *The Maricopa Association of Governments (MAG) Park-and-Ride Study* (January 2001) both recommended the development of a Park-and-ride near the US 60 at Country Club Drive in support of the City of Mesa's goal to develop a system of permanent, regional park-and-ride facilities that support regional bus service, light rail transit, and carpooling. A public process was undertaken that included a public meeting and reviews by the City's Transportation Advisory Board and the City Council at their June 18, 2009 Study Session.

The project was originally funded with federal Congestion Mitigation Air Quality funding and the regional Proposition 400 half-cent sales tax. However, early in 2009 this project was designated to receive \$9.4 million of federal funding from the American Recovery and Reinvestment Act (ARRA). The City of Mesa is moving forward in accordance with the federal stimulus requirements.

## Discussion

The recommended site is located at the southeast corner of Juanita Avenue and Vineyard Avenue and is approximately 7.072 acres in size. The purchase price is \$3,080,480 (\$435,588/acre or \$10.00/square foot), which is the appraised value.

The Transportation Department and Engineering Department support the purchase of this parcel at this location. Additionally, the Regional Public Transportation Association (RPTA) has expressed their desire to construct the park and ride lot at this location as it provides close access to the "Link" bus system, as well as serving neighboring communities.

### **Alternatives**

City Council could choose not to purchase the recommended site and ask for further review and submittal of alternate sites. This alternative is not recommended because timing is an issue with construction expected to begin in March of 2010.

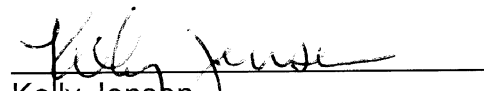
### **Fiscal Impact**

The purchase price is \$3,080,480. The funding source is American Recovery and Reinvestment Act (ARRA).


### **Coordinated With**

The Transportation Department and Engineering Department concur with this recommendation.

  
Jennifer Cleavenger  
Real Estate Services Specialist II

  
Kelly Jensen  
Assistant City Engineer

  
Dan Cleavenger  
Transportation Department Director

  
Jack Friedline  
Deputy City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE CITY MANAGER OR HIS DESIGNATED REPRESENTATIVE TO EXECUTE NECESSARY DOCUMENTS TO ACQUIRE CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF VINEYARD AVENUE AND JUANITA AVENUE.**

WHEREAS, the City of Mesa intends to acquire 7.072 acres of vacant land, located at the southeast corner of Vineyard Avenue and Juanita Avenue, more particularly described in attached "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, that the City Manager, Christopher J. Brady, or his designated representative, is hereby authorized to execute any and all documents necessary to acquire the property described herein.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

APPROVED

\_\_\_\_\_

ATTEST

\_\_\_\_\_

JC

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 4 of COUNTRY CLUB AND JUANITA, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 495 of Maps, Page 7 and Affidavit of Correction recorded as 99-0827158 of official records.