



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Providence Road Improvement Project - Contract for the Sale of Real Estate

Executive Summary

Authorizing the City Manager to execute a Contract for Sale of Real Estate, and all other documents relating to the acquisition of a tract of land in fee simple to facilitate the construction of the Providence Road Improvement project from Stadium Boulevard to Stewart Road.

Discussion

Staff is requesting Council authorize the City Manager to execute a Contract for Sale of Real Estate, and all other documents relating to the acquisition of a vacant lot located at the southwest corner of Providence Road and Burnam Road. The easements needed from this tract were appraised at \$79,025.00, and the entire tract appraised at \$125,163.00. The sellers requested that the City acquire the tract in its entirety, rather than just acquiring the necessary easements needed for the project. By acquiring the lot in fee simple the City will retain control of the lot for any future infrastructure improvements that may be necessary.

The seller's appraisal specified a higher value than the City's appraisal, so the sellers may elect to declare a charitable contribution in an amount to be established by the sellers.

Fiscal Impact

Short-Term Impact: \$125,163.00 plus closing costs to acquire the entire tract

Long-Term Impact: \$1200/year for mowing

Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Transportation, Secondary Impact: Development, Tertiary Impact: Tertiary

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility



Legislative History

Date	Action
12/21/2015	(B354-15) Public Hearing for construction of street improvements on Providence Road from Stadium to Stewart
12/21/2015	(B350-15) Declaring the need to acquire easements for construction of street improvements from Stadium to Stewart
09/08/2015	(B261-15) STP-Urban Program supplemental agreement with the Missouri Highways and Transportation Commission
11/03/2014	(R209-14) Authorizing Amendment 1 to the agreement with URS Corp for engineering services
10/17/2013	(R207-13) Authorizing engineering services agreement with URS Corp for street improvements on Providence Rd from Stadium Blvd to Stewart Rd
06/03/2013	(R82-13) Public Hearing for construction of street improvements on Providence Rd from Stadium Blvd to Stewart Rd.
03/20/2013	Interested Parties meeting
03/18/2013	(R54-13A) Public Hearing to consider the rescission of R188-12 relating to construction of street improvements on Providence Rd from Turner Ave to Stadium Blvd and providing direction to the City manager on how to proceed with the project
12/17/2012	(B367-12) Authorizing a cost share agreement with MHTC
11/19/2012	(R188-12) Public Hearing for construction of improvements on Providence Rd from Turner Ave to Stadium Blvd, reconfiguration & construction of signalized intersections on Providence Rd, & construction of new residential street in Grasslands Subdivision
04/20/2010	Interested Parties meeting
12/15/2008	(R290-08) Authorizing engineering services agreement with HDR Engineering for a conceptual alternatives study for infrastructure improvements along the Providence Rd corridor
04/24/2008	Interested Parties meeting

Suggested Council Action

Authorize the City Manager to execute a Contract for Sale of Real Estate, and all other documents relating to the acquisition of a tract of land in fee simple to facilitate the construction of the Providence Road improvement project from Stadium Boulevard to Stewart Road.