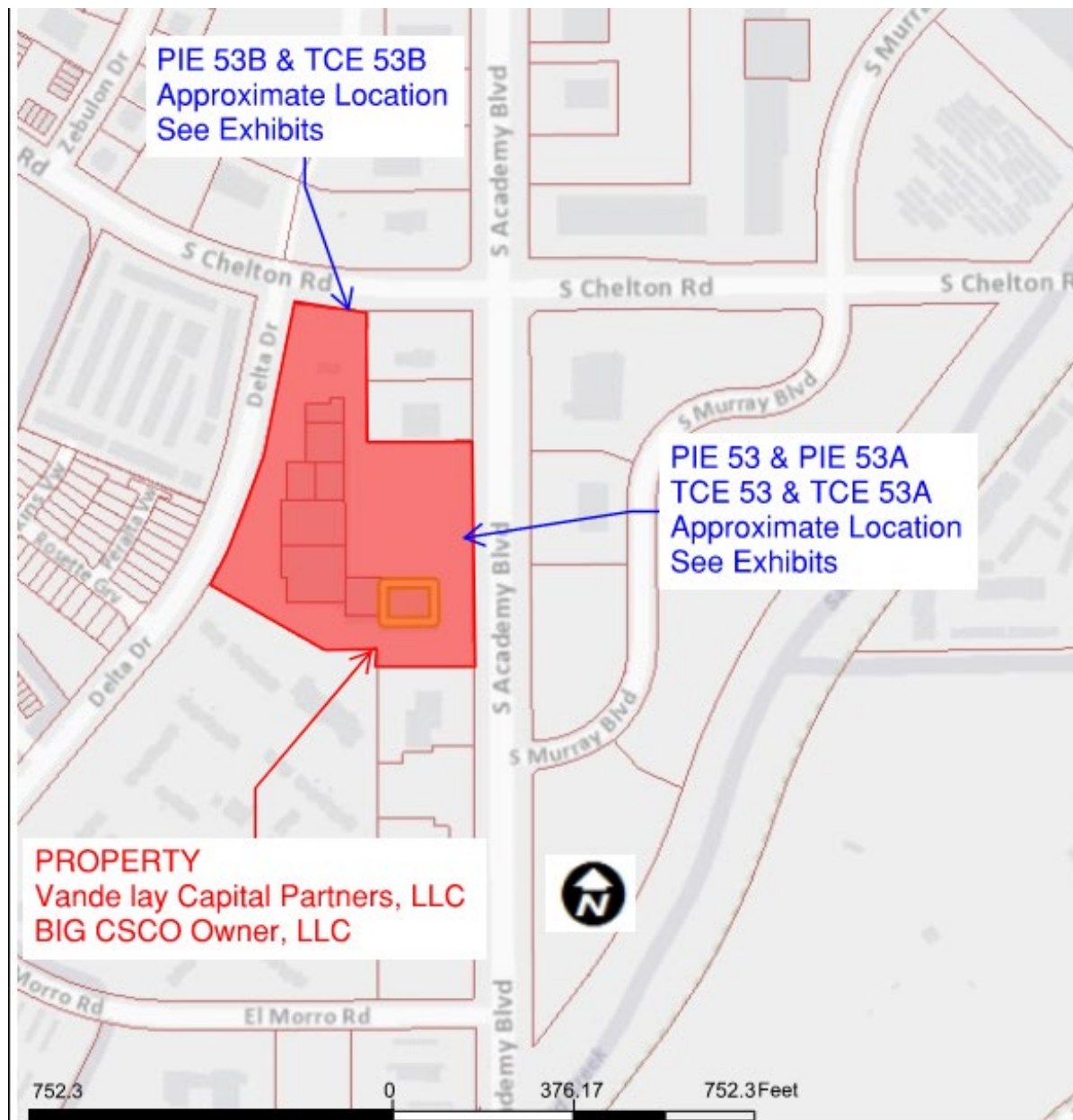


# ACADEMY BOULEVARD RECONSTRUCTION – FOUNTAIN BLVD TO MILTON PROBY PKWY & CHELTON ROAD – MULTI-USE PATH PROJECT

## Property Acquisitions

**June 23, 2025**

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director

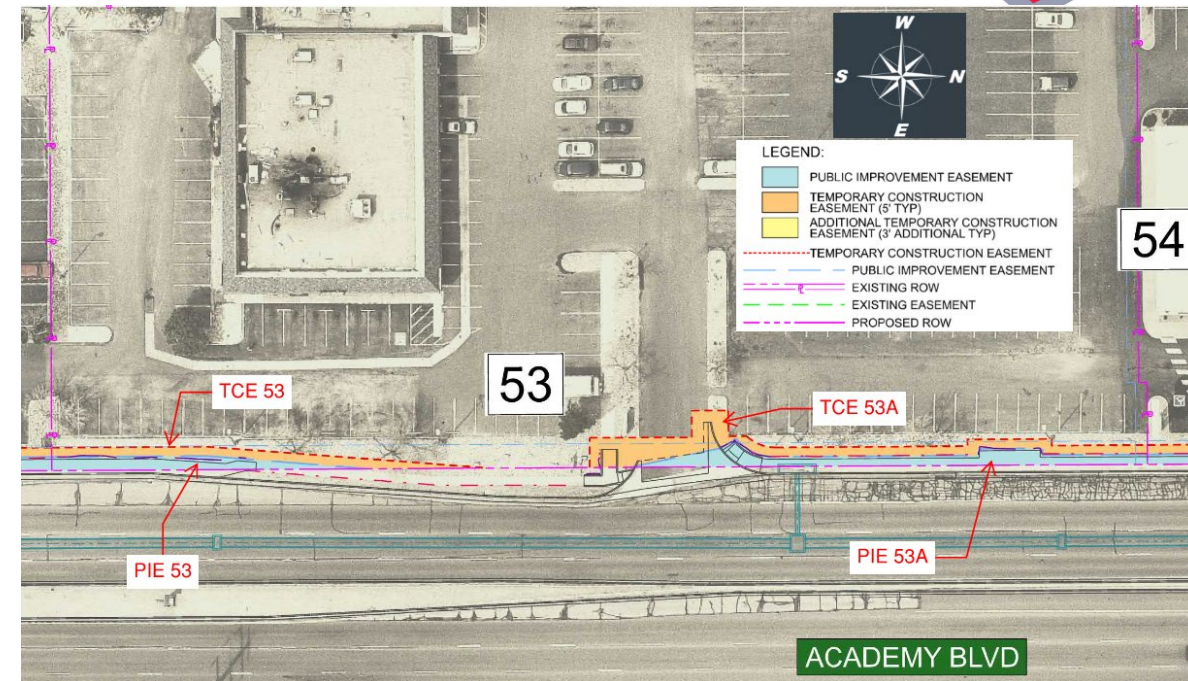


# ACADEMY PROJECT



Chelton Centre Condominium  
Owners Association (Vande Lay  
Capital Partners, LLC & BIG CSCO Owner,  
LLC)

- Permanent Easement (53 & 53A): 1,669 sf
- Temporary Easement (53 & 53A): 2,141 sf



# ACADEMY PROJECT



## Chelton Centre Condominium Owners Association

- Notice of Intent to Acquire provided March 2, 2023
- Offer to Acquire delivered on October 5, 2023
- Final Offer delivered on November 1, 2023
- Signed agreement on December 12, 2024
- Prior to Closing it was determined that the Chelton Centre Condominium Owners Association had been dissolved. At that point it was required that all condominium owners would be required to sign.
- A new offer was submitted to Vande Lay Capital Partners, LLC & BIG CSCO Owner, LLC



# ACADEMY PROJECT



## Vande Lay Capital Partners, LLC

- Notice of Intent to Acquire delivered on May 23, 2025
- Revised Offer delivered on May 23, 2025

## BIG CSCO Owner, LLC

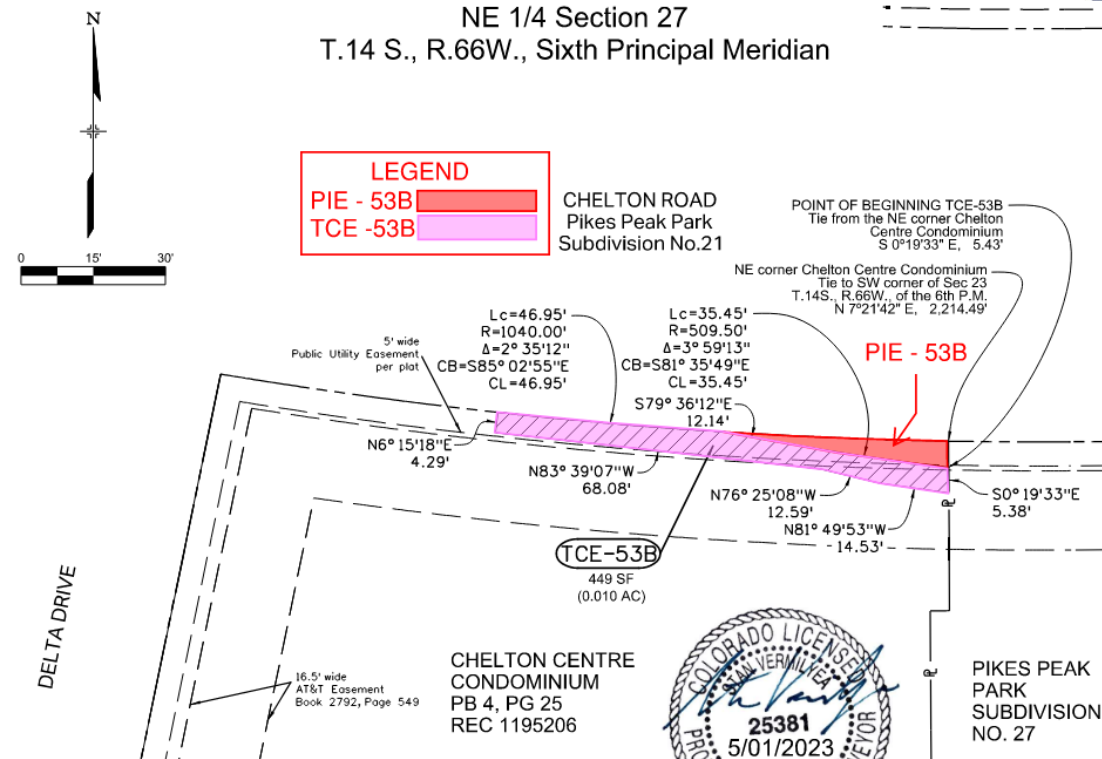
- Notice of Intent to Acquire provided May 23, 2025
- Revised Offer delivered on May 23, 2025
- Property Owner has become nonresponsive

# TRAIL PROJECT



Vande Lay Capital Partners,  
LLC & BIG CSCO Owner,  
LLC

- Permanent Easement (53B): 134 sf
- Temporary Easement (53B): 449 sf



PROPERTY NEED

# PARCEL 53B



## Vande Lay Capital Partners, LLC

- Notice of Intent to Acquire provided June 3, 2025
- Offer to Acquire delivered on June 3, 2025

## BIG CSCO Owner, LLC

- Notice of Intent to Acquire provided June 3, 2025
- Offer to Acquire delivered on June 3, 2025

- Parcels 53 & 53A are essential to complete Academy Boulevard Reconstruction – Fountain Boulevard to Milton Proby Parkway Project
- Parcel 53B is essential to complete Chelton Road – Multi-Use Path Project
- PPRTA has allocated funding for these projects and associated purchase
- City Council may authorize staff to pursue condemnation by the power of eminent domain as a last resort for acquiring property
- Resolution authorizes staff to execute documents for property conveyance