

# ACADEMY BLVD RECONSTRUCTION: FOUNTAIN TO JET WING



Property Acquisition from:  
JH Foods LTD and 5710 South Highway LLC

**January 8, 2024**

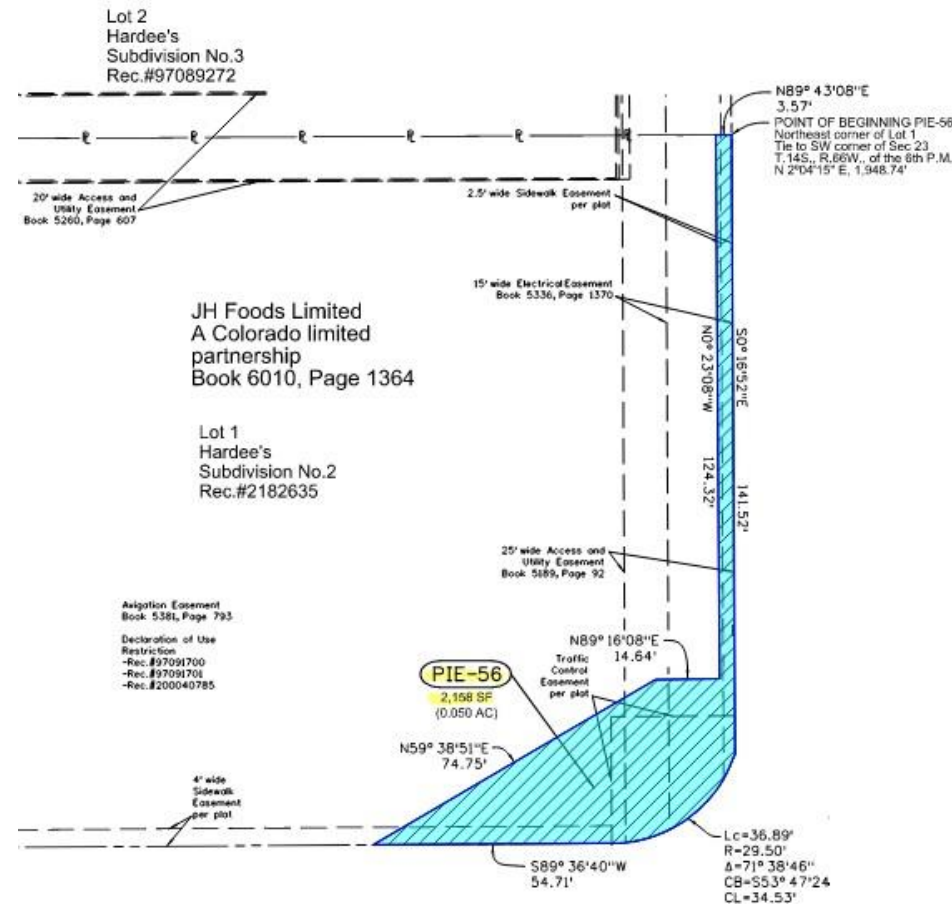
Gayle Sturdivant, PE, PMP, Acting Public Works Director



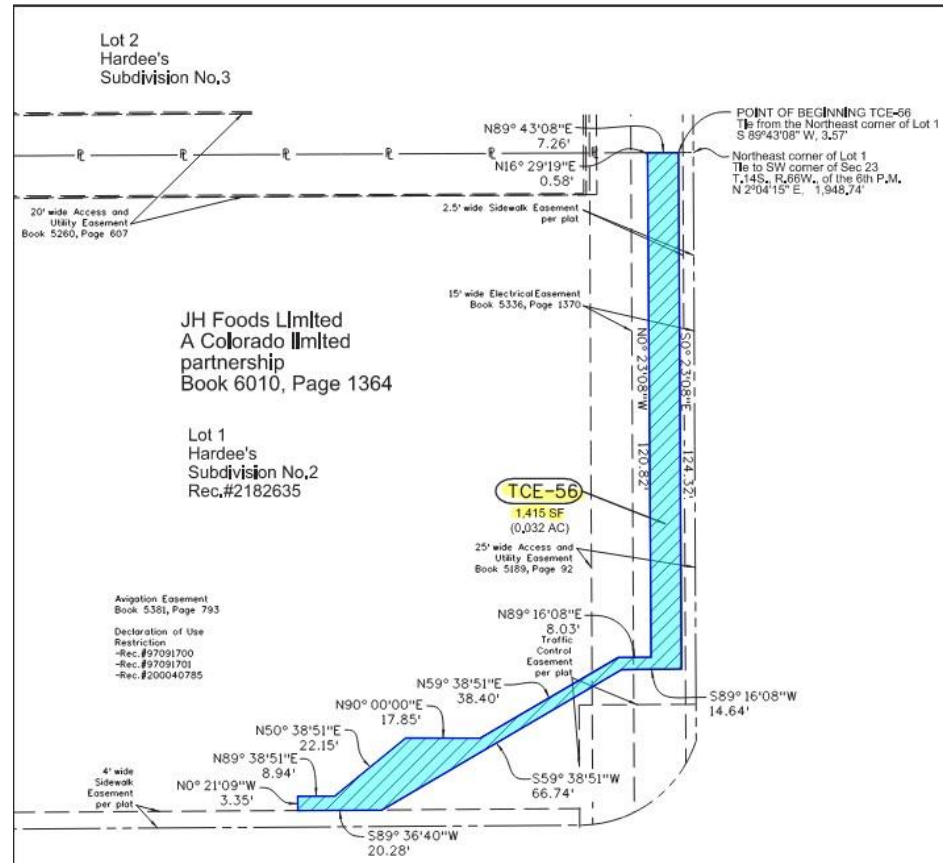


# PROJECT SITE – 5710 SOUTH HIGHWAY LLC

# JH Foods Ltd. Permanent Public Improvement Easement



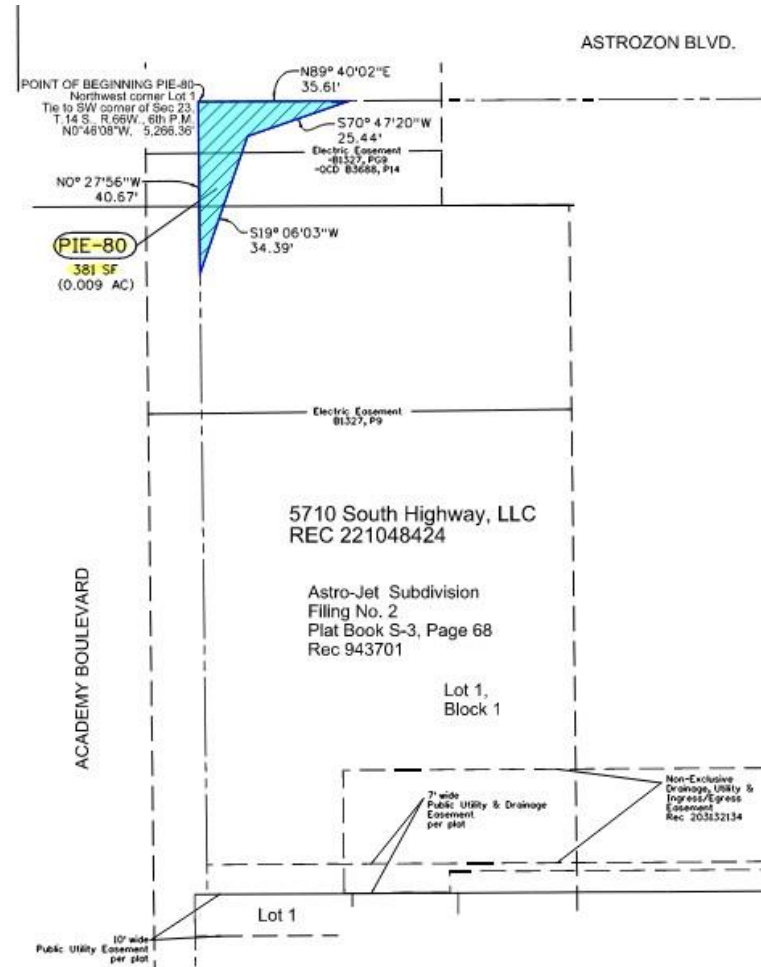
# JH Foods Ltd. Temporary Construction Easement



- Property Owner: JH Foods Ltd.
- Permanent Public Improvement Easement: 2,158 sf
- Temporary Construction Easement: 1,415 sf
- Appraised value for easements: \$38,300

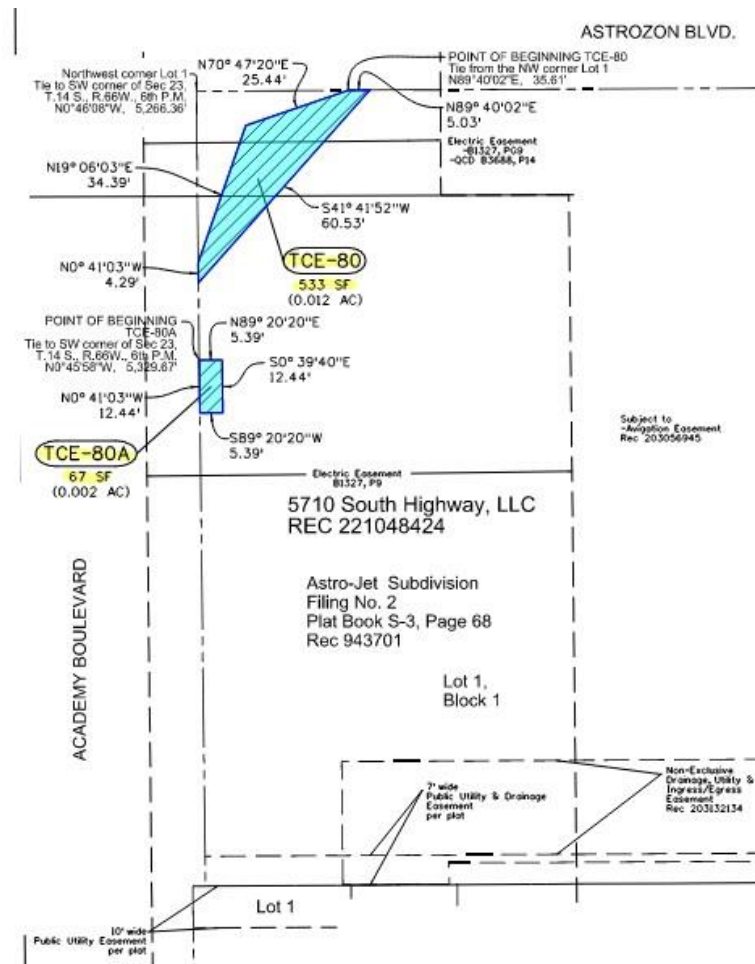
- November 15, 2022 – Notice of Intent to Acquire sent to property owner – JH Foods Ltd.
- March 4, 2023 – Revised NOI hand delivered to owner
- October 30, 2023 – last written offer to property owners
- Property owner is non-responsive to several follow up contact points
- Negotiations at an impasse

# 5710 South Highway LLC Permanent Public Improvement Easement





# 5710 South Highway LLC Temporary Construction Easements



- Property Owner: 5710 South Highway LLC
- Permanent Improvement Easement: 381 sf
- Temporary Construction Easement: 600 sf
- Appraised value for easements: \$3,770

- April 23, 2023 – Notice of Intent to Acquire sent to property owner – 5710 South Highway LLC
- September 8, 2023 – Offer package delivered to owner
- October 23, 2023 – last written offer to property owners
- Property owner is non-responsive to several follow up contact points
- Negotiations at an impasse

- Project is in construction
- Easements needed to continue
- Further delays will impact construction

- Resolution authorizes staff to utilize Possession and Use Agreement and Eminent Domain to acquire property
- Property Owners will be compensated for the easements needed for the project
- Project and property acquisition funded by the Pikes Peak Rural Transportation Authority (PPRTA)