

I-25 RAMPS/NEVADA TEJON CORRIDOR IMPROVEMENTS PROJECT



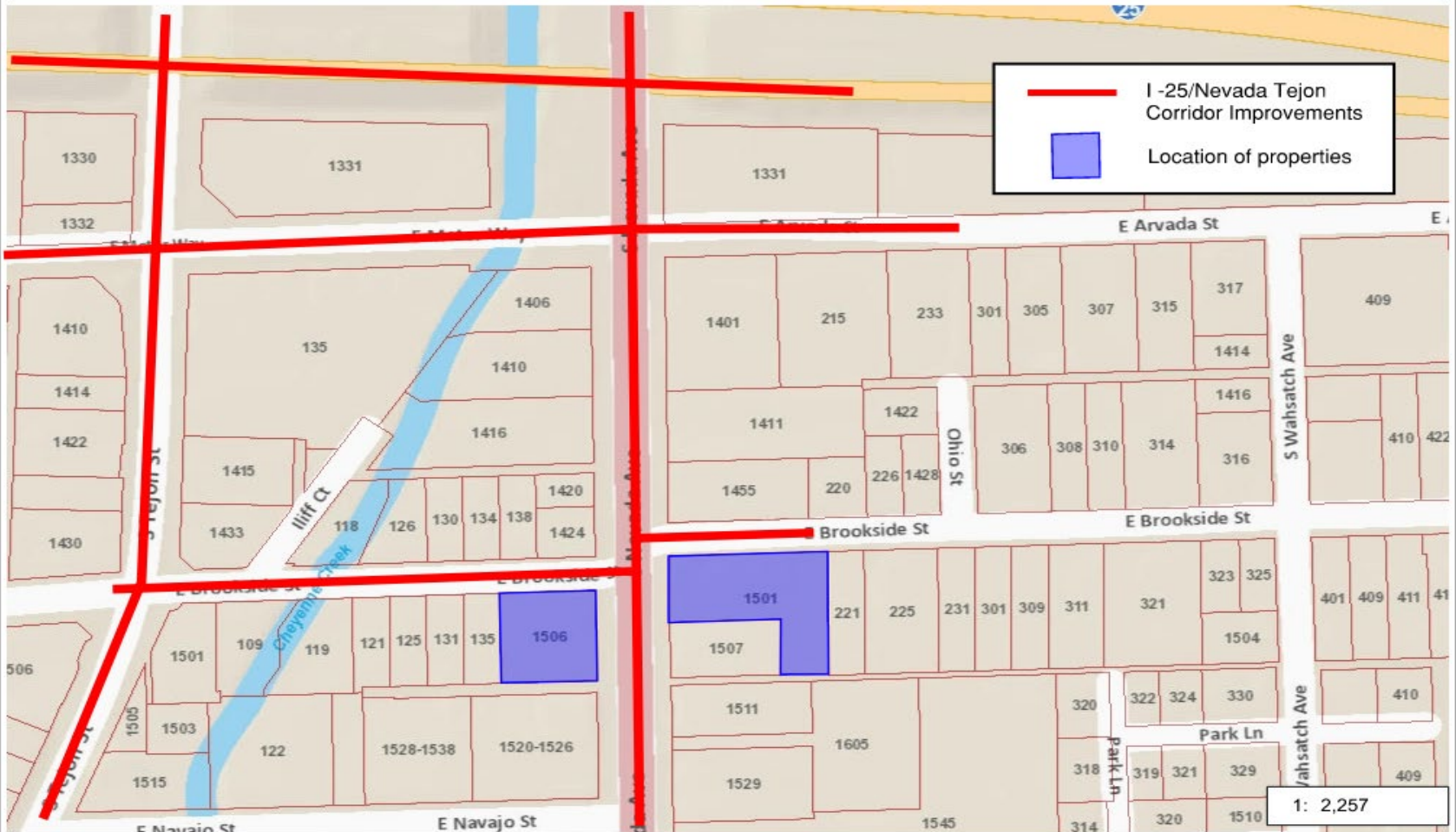
Various Properties
Permanent Public Improvement Easements

October 8, 2024

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



PROPERTY LOCATION MAP



376.2 0 188.08 376.2 Feet

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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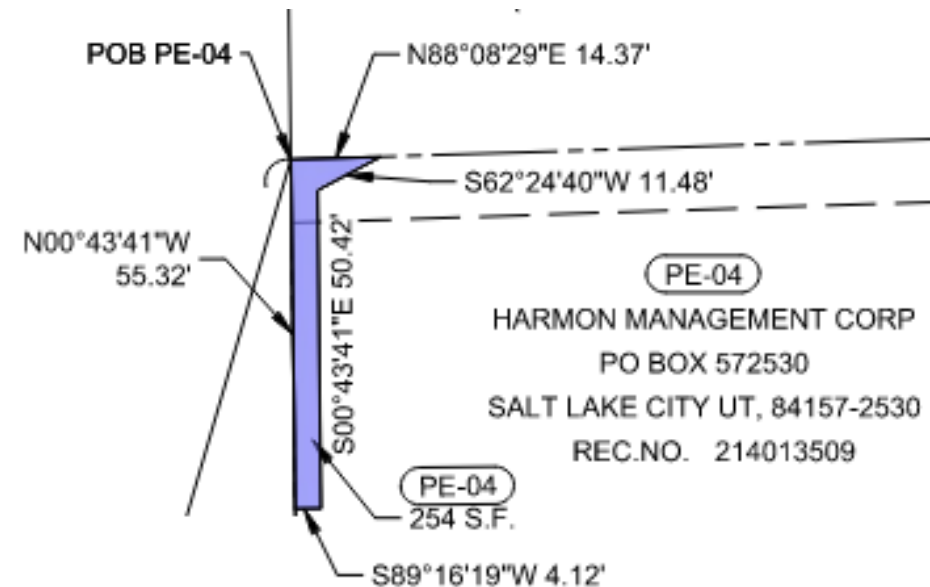
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- PE-04: Harman Management Corp
254 square feet
- PE-10: KW 1502 LLC
245 square feet

- Property Owner: Harman Management Corp
- Permanent Public Improvement Easement: 254 SF
- Appraised value: \$9,480
- Necessary for sidewalk improvements



- February 26, 2024 – Notice of Intent to Acquire package sent
- April 1, 2024 – Communication with owner’s representative who declined meeting
- May 31, 2024 – Owner’s representative refused to meet and discuss offer
- July 16, 2024 – Revised NOI sent with legal descriptions and City policy
- August 23, 2024 – Owner’s representative dissatisfied with City policy
- September 5, 2024 – Final offer sent, no response from the owner
- Negotiations at an impasse

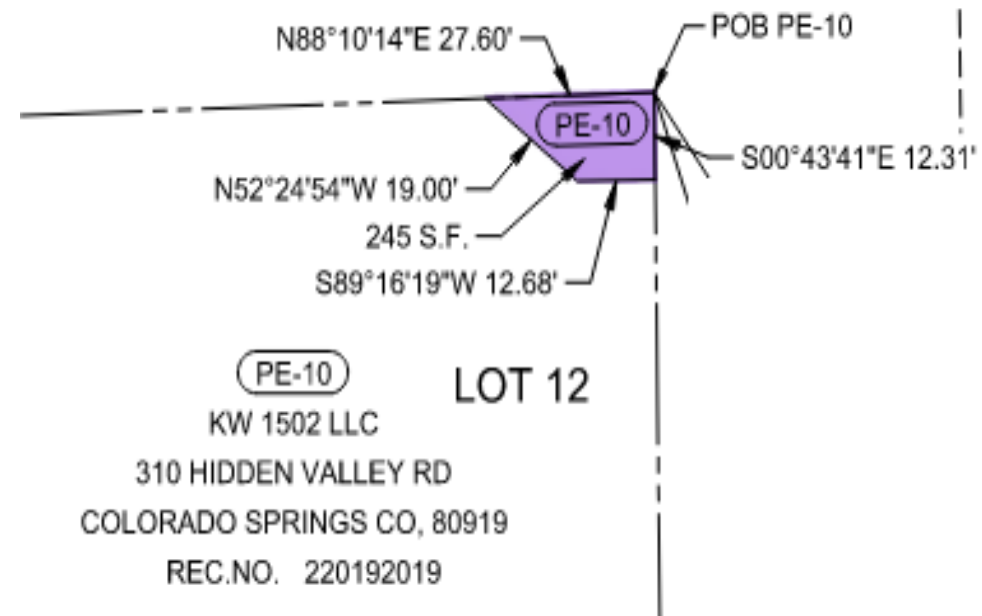


Looking east



Looking south – conforming sign not anticipated to be impacted by construction

- Property Owner: KW 1502 LLC
- Permanent Public Improvement Easement: 245 SF
- Appraised value: \$9,940
- Necessary for sidewalk improvements



- February 22, 2024 – Notice of Intent sent to owner
- March 4, 2024 – Communication with owner regarding easement and grandfathered sign on property
- August 2, 2024 – Communication with owner about appraisal
- August 5, 2024 – Final offer made to owner
- August 29, 2024 – Owner requested a meeting to discuss inclusions in the offer
- September 9, 2024 – Pending City Attorney review for owner's requests
- Negotiations at an impasse



Looking north



Looking south

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

- 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