

8TH STREET BRIDGE MAINTENANCE PROJECT & 8TH STREET IMPROVEMENTS: MOTOR CITY DR TO FOUNTAIN CREEK PROJECT

Property Acquisitions

August 25, 2025

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

8th Street Improvement - Motor City Way to Fountain Creek

	Parcel
	PE
	TE
	PE & TE



Parcel 12
TE-12
604 S 8th St
Mountain View
Motors

Parcel 11
TE-11
AMAJKA, LLC
Alan Agee

Parcel 10
TE-10
JBC Properties
Vacant Lot

Parcel 9
TE-9
JBC Properties
Liquor Store

Parcel 8
TE-8
GLY, LLC
Alan Agee

Parcel 7
TE-7
8th St Shops
Alan Agee

Parcel 4
DELETED
McDonnells

Parcel 14
(not active)

Parcel 5
PE-5
Kangaroo Coffee

Parcel 4
PE-4
Norris Penrose
Legacy
Foundation

Parcel 6
PE-6, TE-6
Brookville
Partners

Parcel 13
TE-13
Brookville
Partners

Parcel 3
PE-3
B&B Real Estate

Parcel 2
PE-2
CSC3T, LLC

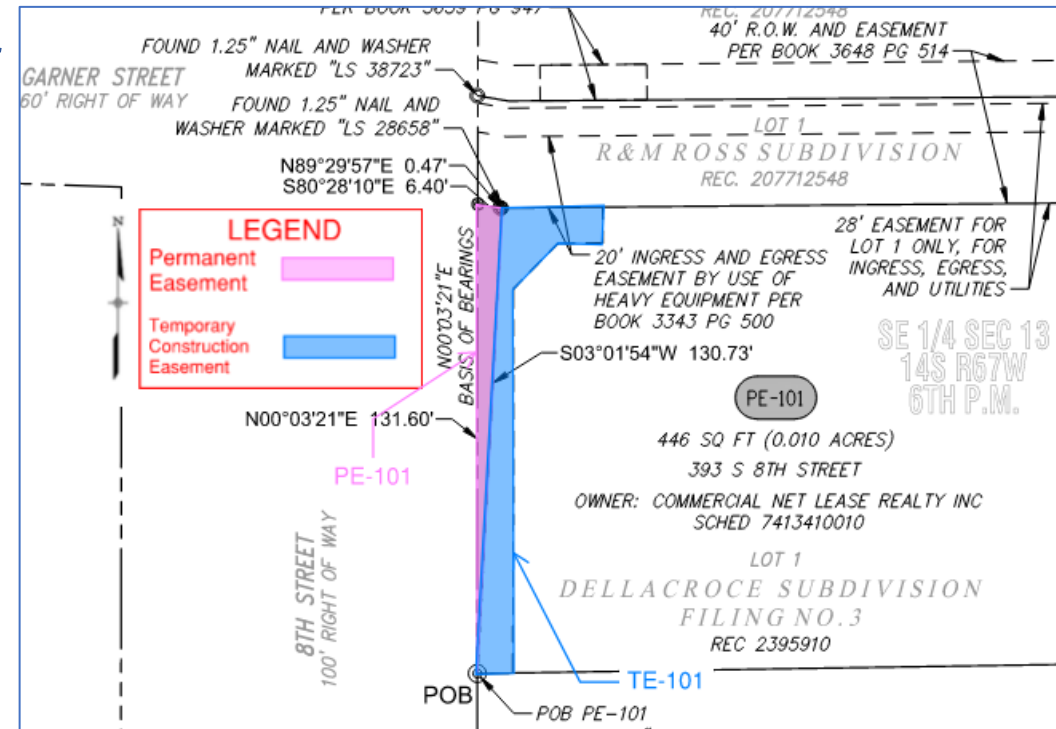
Parcel 101
PE-101, TE-101
NNN Reit
Arby's
(8th St Bridge Project)

8TH STREET BRIDGE MAINTENANCE



NNN REIT, Inc., a Maryland Corporation

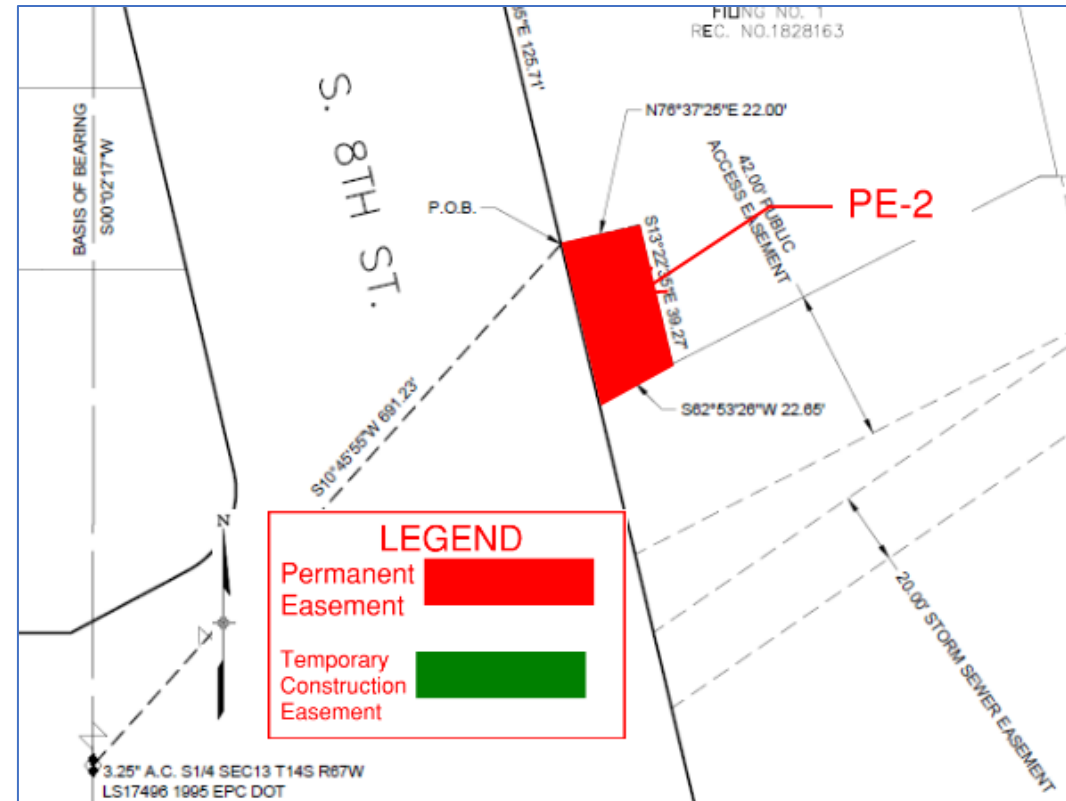
- Permanent Easement (PE-101): 446 sf
- Temporary Easement (TE-101): 1,191 sf
- Notice of Intent to Acquire provided 3/13/2025
- Offer to Acquire delivered on 4/2/2025
- Final Offer delivered on 4/22/2025



8TH STREET IMPROVEMENTS

CSC3T, LLC, a Colorado Limited Liability Company

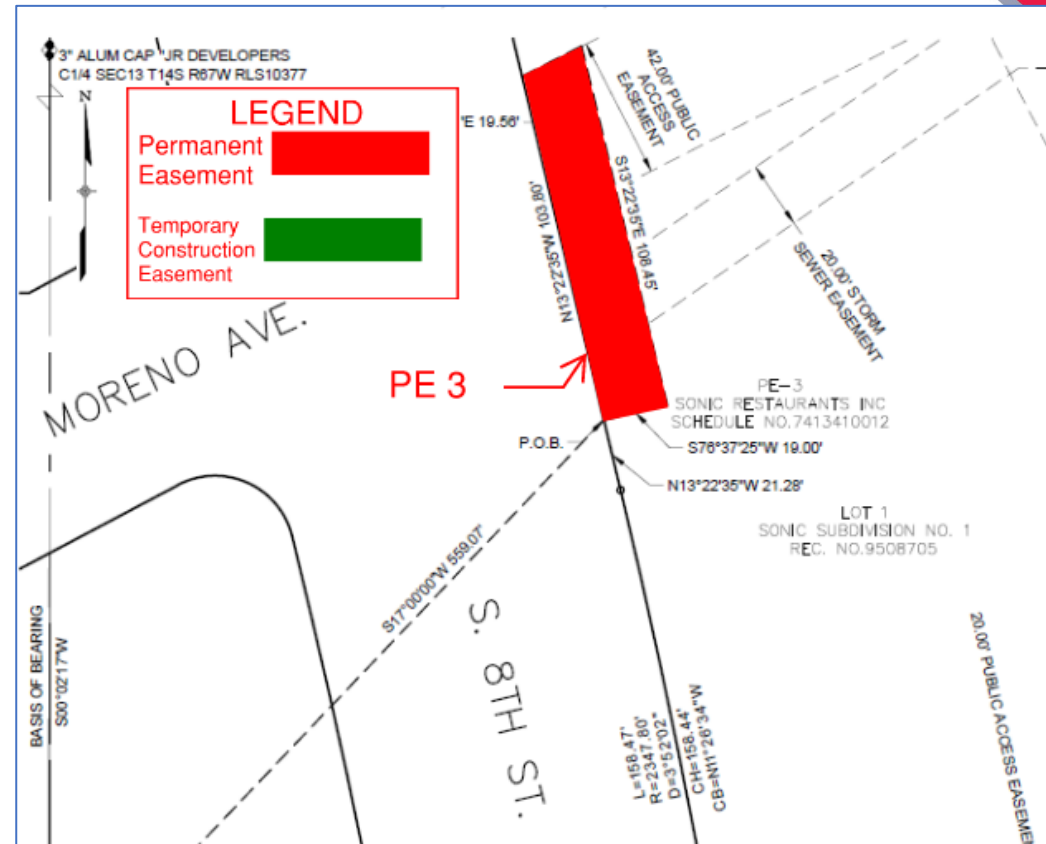
- Permanent Easement (PE-2): 923 sf
- Notice of Intent to Acquire provided 6/11/2025



8TH STREET IMPROVEMENTS

BGB Merritt Real Estate, LLC, a Colorado Limited Liability Company

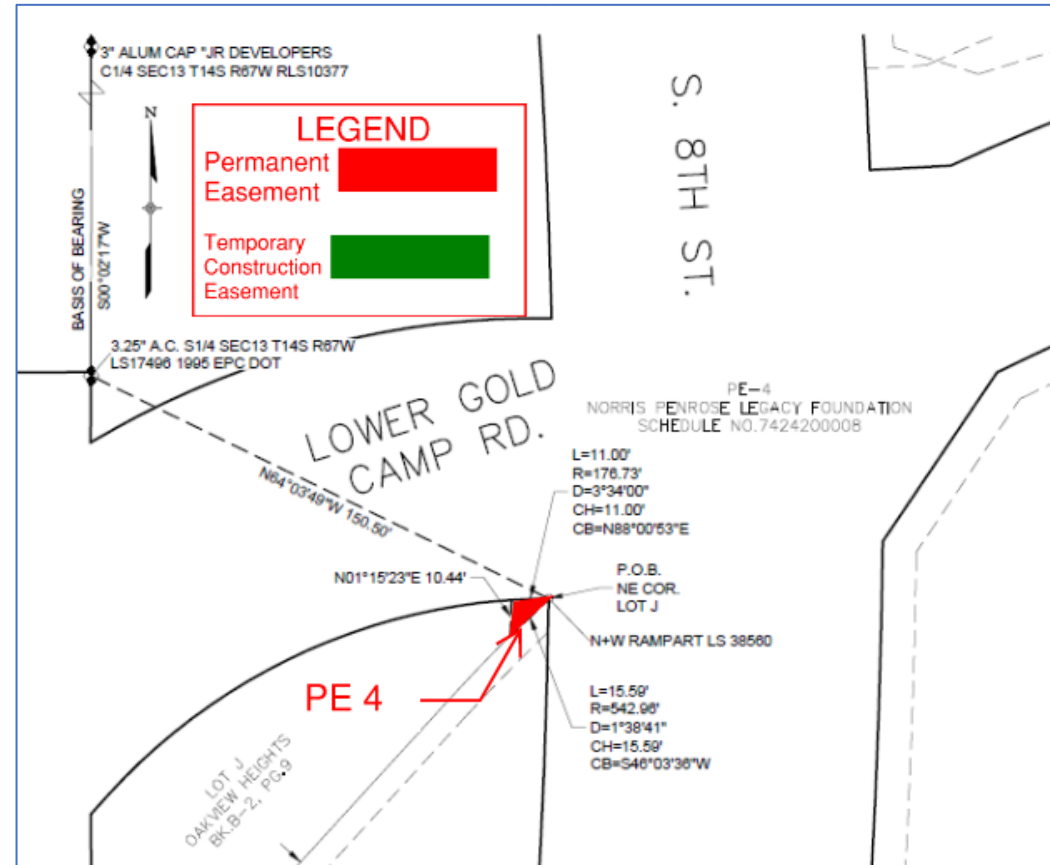
- Permanent Easement (PE-3): 2,016 sf
- Notice of Intent to Acquire provided 6/26/2025
- Offer to Acquire delivered on 7/18/2025



8TH STREET IMPROVEMENTS

Norris Penrose Legacy Foundation, a Colorado non-profit Corporation

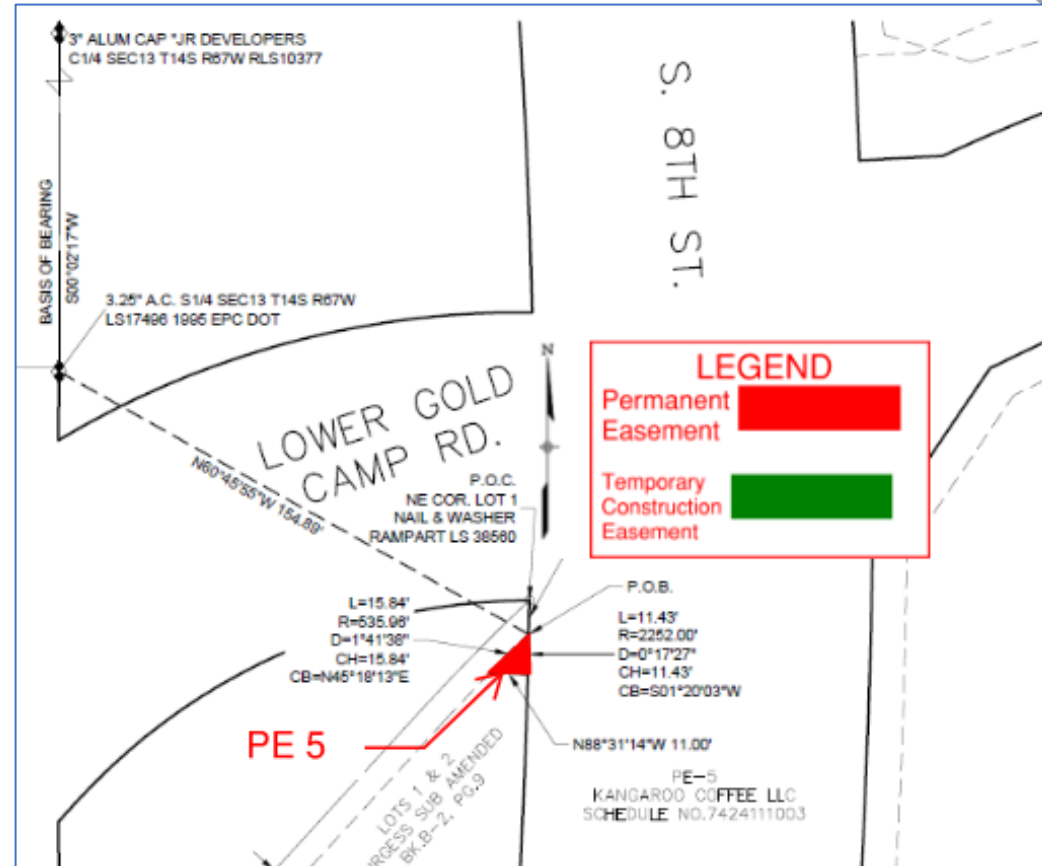
- Permanent Easement (PE-4): 57 sf
- Notice of Intent to Acquire provided 6/11/2025
- Offer to Acquire delivered on 7/24/2025



8TH STREET IMPROVEMENTS

Kangaroo Coffee, LLC, a Colorado Limited Liability Company

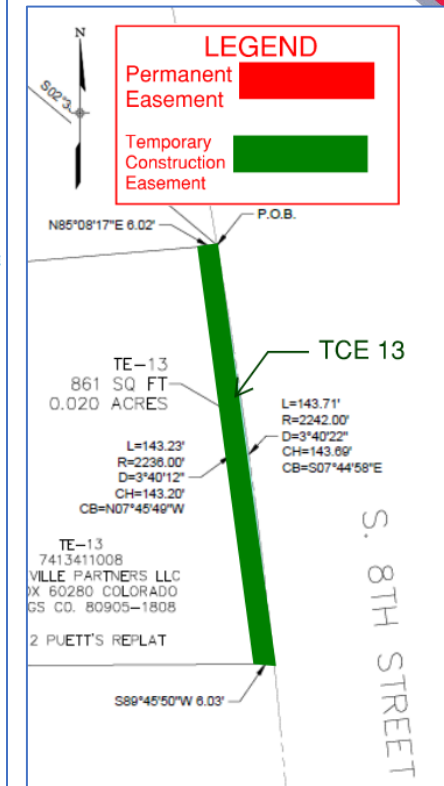
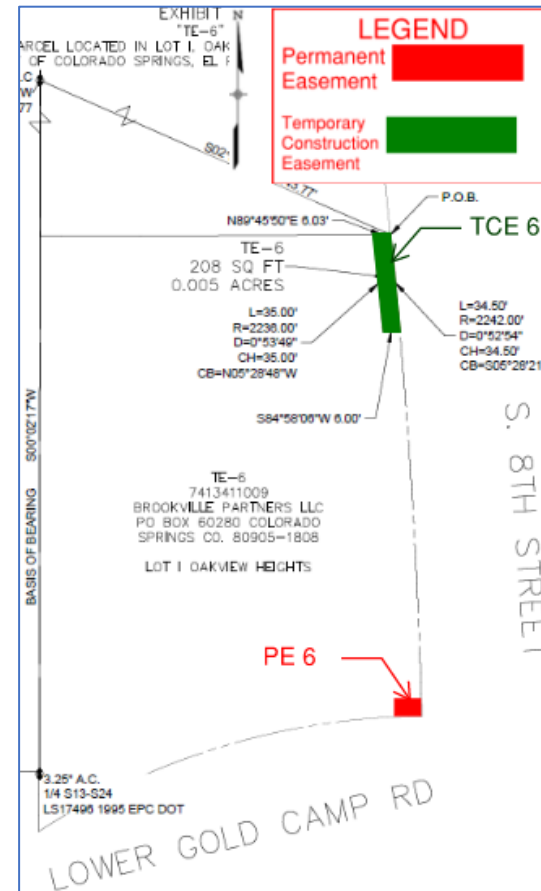
- Permanent Easement (PE-5): 64 sf
- Notice of Intent to Acquire provided 6/3/2025
- Offer to Acquire delivered on 7/18/2025



8TH STREET IMPROVEMENTS PROJECT:

Brookville Partners LLC, a Colorado limited liability company

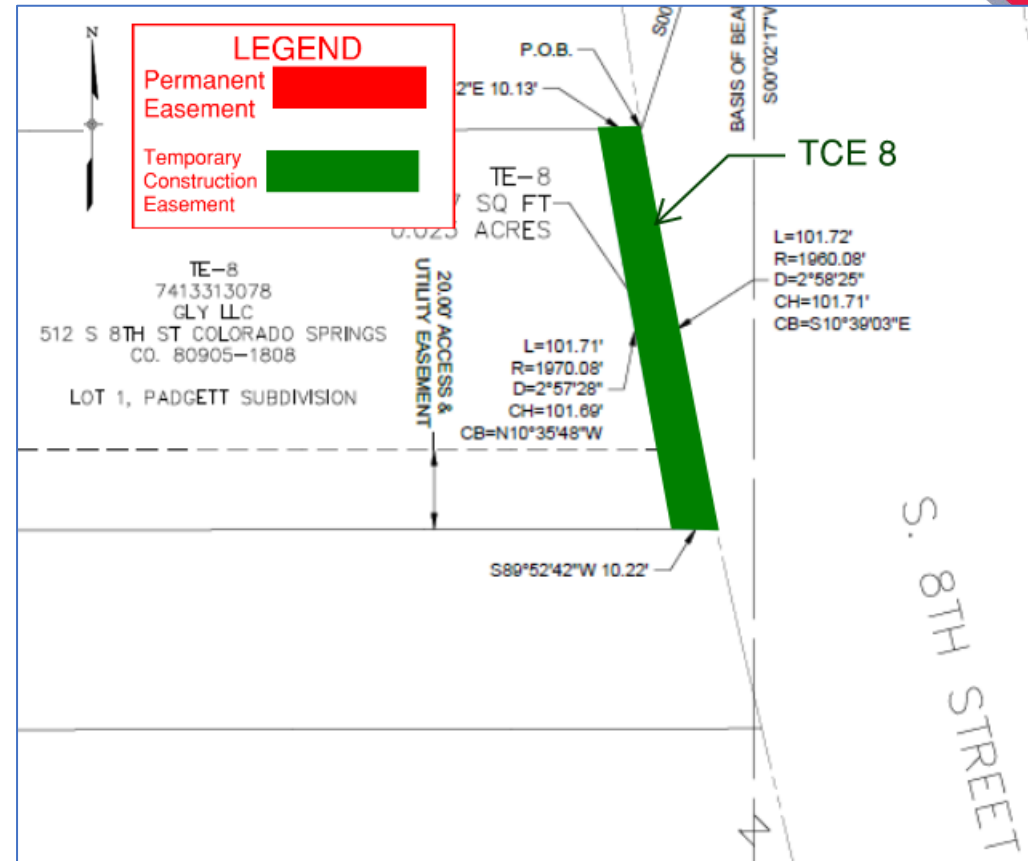
- Permanent Easement (PE-6): 54 sf
- Temporary Easement (TE-6): 208 sf
- Temporary Easement (TE-13): 861 sf
- Notice of Intent to Acquire delivered on 6/2/2025



8TH STREET IMPROVEMENTS

GLY, LLC, a Colorado limited liability company

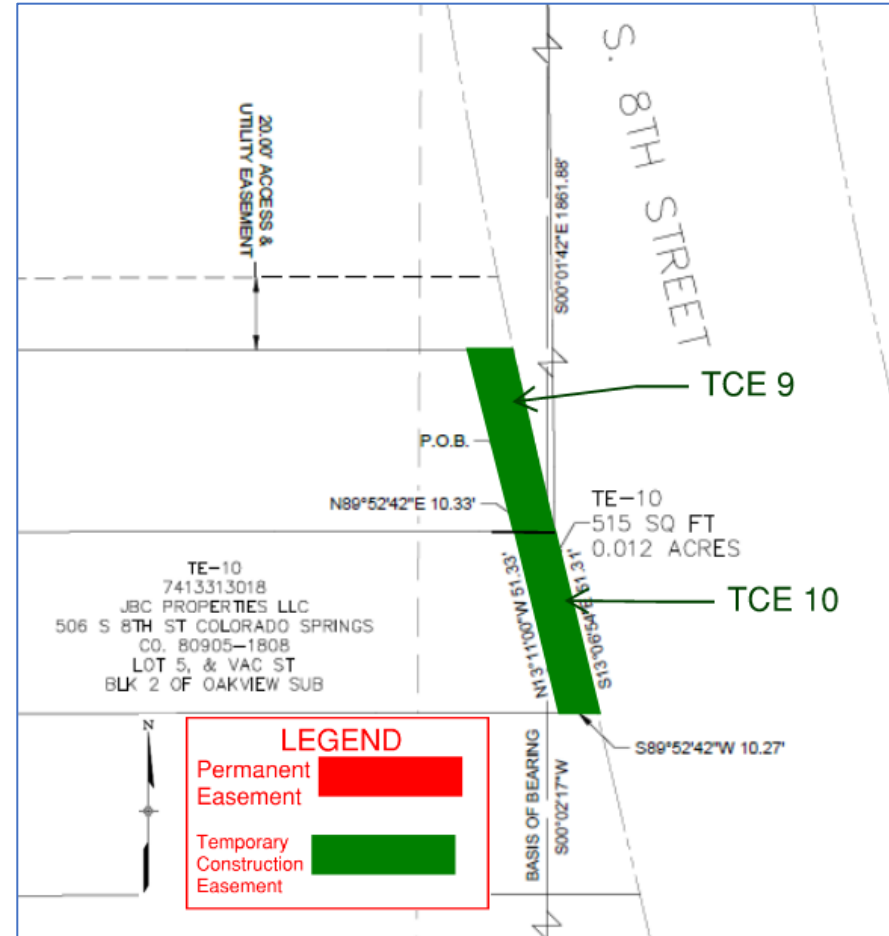
- Temporary Easement (TE-8): 1,017 sf
- Notice of Intent to Acquire delivered on 6/4/2025
- Offer to Acquire delivered on 7/16/2025



8TH STREET IMPROVEMENTS

JBC Properties, LLC, a Colorado limited liability company

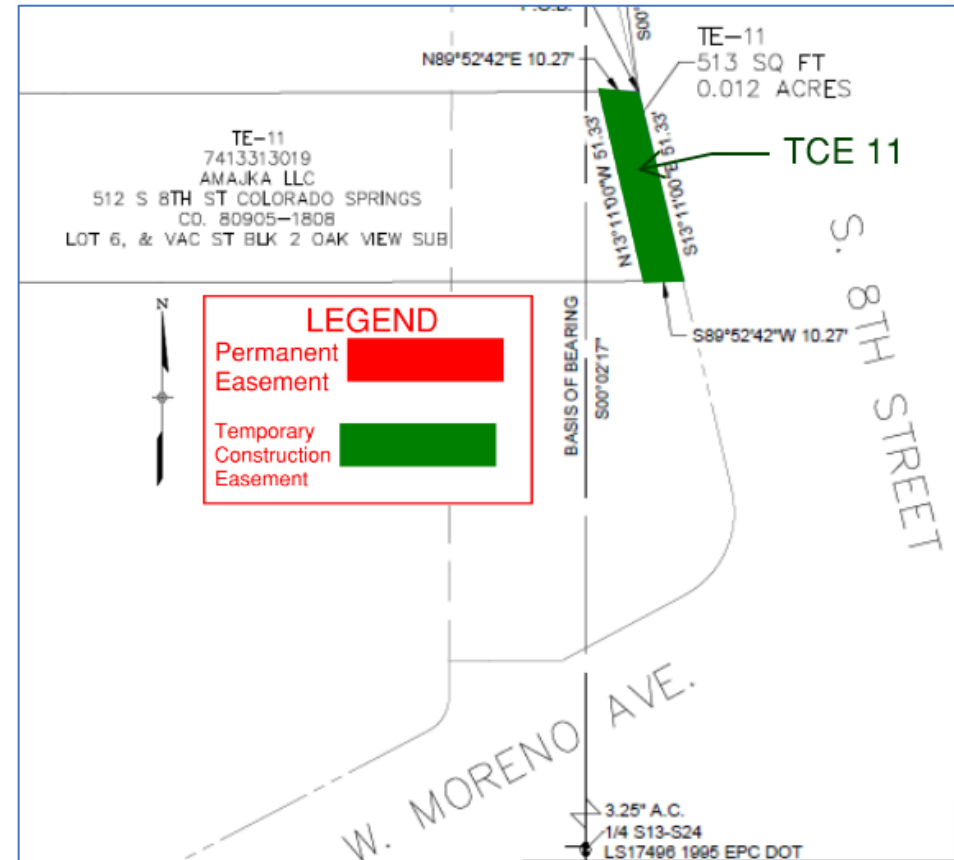
- Temporary Easement (TE-9): 512 sf
- Temporary Easement (TE-10): 515 sf
- Notice of Intent to Acquire delivered on 6/4/2025
- Offer to Acquire delivered on 7/15/2025



8TH STREET IMPROVEMENTS

AMAJKA, LLC, a Colorado limited liability company

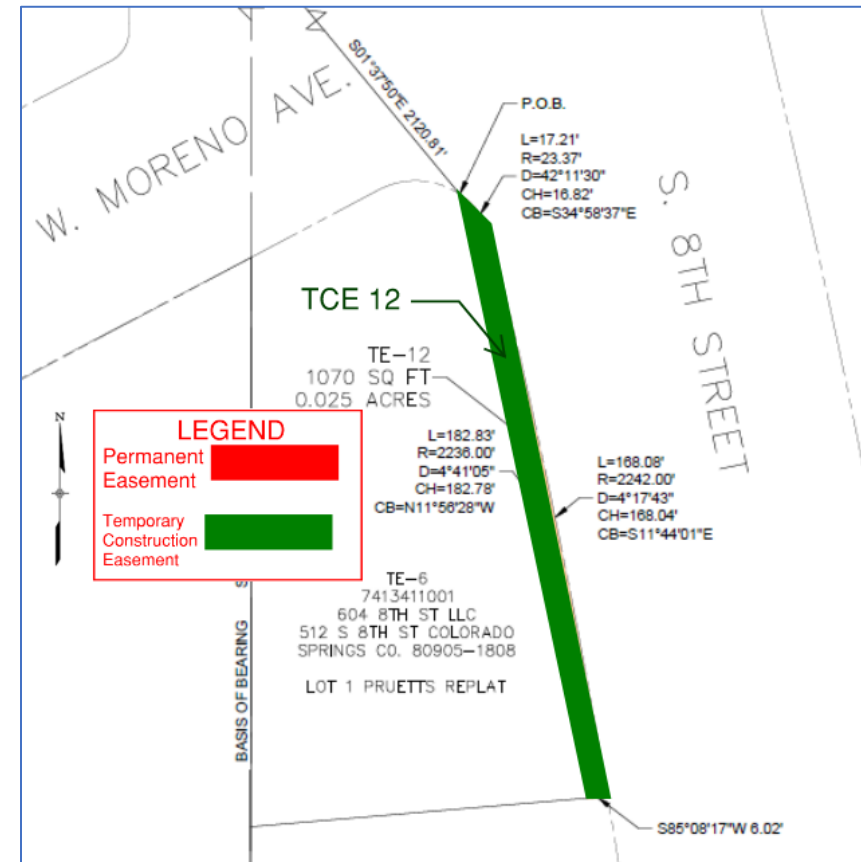
- Temporary Easement (TE-11): 513 sf
- Notice of Intent to Acquire delivered on 5/16/2025
- Offer to Acquire delivered on 7/16/2025



8TH STREET IMPROVEMENTS

AMAJKA, LLC, a Colorado limited liability company

- Temporary Easement (TE-12): 1,070 sf
- Notice of Intent to Acquire delivered on 6/10/2025
- Offer to Acquire delivered on 7/15/2025



CONCLUSION



- Easements are essential to complete:
 - 8th Street Improvements: Motor City Drive to Fountain Creek
 - 8th Street Bridge Maintenance
- Further delay would have a negative impact on construction
 - Bridge maintenance is on-going
 - Waterline installation is seasonally time sensitive
- Continued engagement with property owners with Possession and Use as a tool to advance the project

CONCLUSION



- 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