City Council – Action Request Form	
Date:	March 19, 2018
To:	The City Manager
From:	Gregory M. Turner, Assistant City Manager
	S. Kirk Bjorling, Real Estate Administrator
Council Action Requested : Consideration of a Resolution Authorizing a Negotiated Settlement with Miller Crossing Market, LLC for Acquisitions Related to the Miller Street Sidewalk Project (Northwest Ward)	
Strategic Focus Area: Quality Transportation Strategic Objective: Expand Bike/Sidewalk/Greenway Network Strategic Plan Action Item: No Key Work Item: No	
Summary of Information : On November 20, 2017, the City Council authorized acquisition of fee simple, temporary construction easements (TCE), and improvements for the Miller Street Sidewalk Project. Offers were made to Miller Crossing Market, LLC, totaling \$14,125. The offer included \$8,625 for fee simple and TCE and \$5,500 for improvements outside the existing right-of-way. The owner is agreeable to the \$8,625 offer made for the fee simple and TCE, but they supplied a cost estimate from the original landscaping company for \$15,420 for landscaping improvements, including landscaping inside the right-of-way.	
A settlement has been negotiated which would pay the owner \$8,625, the appraised amount for the fee simple and TCE, and the owner's actual landscaping cost estimate of \$15,420, for a grand total of \$24,045, or a \$9,920 increase above the original offer. This settlement would avoid condemnation and a potential jury trial with an unknown outcome. The property owner has agreed to the negotiated settlement and City staff is also supportive of this settlement.	
The attached resolution authorizes a settlement of the acquisition from Miller Crossing Market, LLC as explained herein.	
Committee Action:	
Committee	Finance 3/19/2018 Action Approval
For	Unanimous Against
Remarks:	