

Real Estate Acquisitions at a Project Level

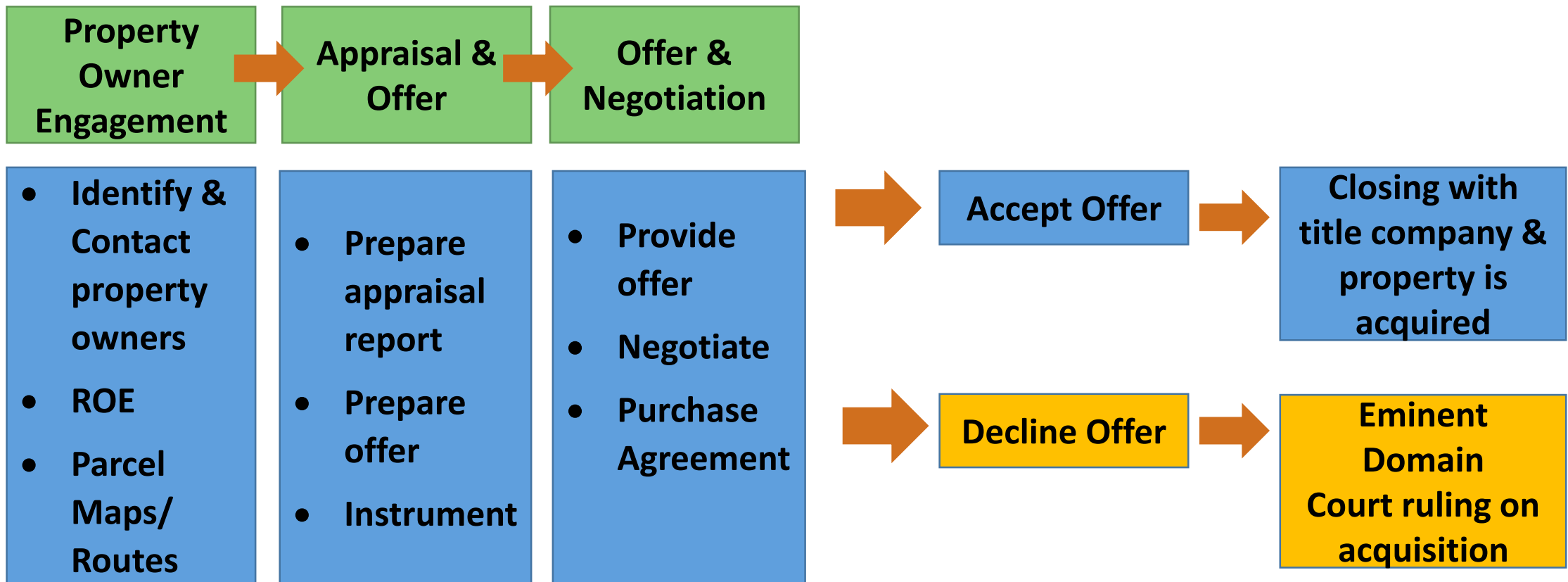


Real Estate Acquisition 101

- Process involves acquiring property or easements:
 - fee simple land acquisition
 - permanent easement (PE)
 - temporary easement (TE)
- Follow Texas Landowner's Bill of Rights
- Obtain Right of Entry, Complete Appraisals as basis for value
- ✓ Build trust with property owners



Acquisition Process



Current Process

- Project managers are tasked with ROW management in addition to technical project design delivery
 - Professional services for real estate appraisals & right of way acquisition are separately contracted, and task orders for each separately approved
 - Right of way acquisition was initiated at the late stages of design phase
- The current process creates delays!



Why the Change?

- Increasing Number of CIP Projects & Acquisitions
 - Outdated process is causing delays of acquiring ROW
- Compressed delivery schedules due to Late Design timeline for ROW Acquisition
 - Delay of utility relocation
 - Delay of start of construction
- Time consuming to prepare single approvals
- Value of land has increased leading to higher valuations



Benefit of the Change in Process

- Acquiring ROW as soon as possible will shorten the overall project delivery timelines
 - Shift in design delivery process
 - Grouping of professional services
 - Addressing ROW acquisition budget by project is widely accepted
 - Administrative process will be documented and auditable
- ✓ A more efficient acquisition process is needed



New Objective

- ✓ Engages new Real Estate Manager in process and shares the workflow with the project manager
- ✓ Simplifies process to approve ROW acquisitions
- ✓ Minimizes acquisition delays and brings project to construction sooner
- ✓ Reduces eminent domain cases



Current Process

**Identify property owners
ROE & Easement Routes**



**Appraisals
Negotiate with Property Owners**



**Negotiate & Finalize Purchase Agreements for Approval
Below \$50k – Staff Approval
Above \$50k – Council Approval**



Proposed Process

Identify property owners, ROE and Parcel Maps, Easement Routes

Receive and evaluate appraisals to determine project budgets

Present project level budgets for land acquisition

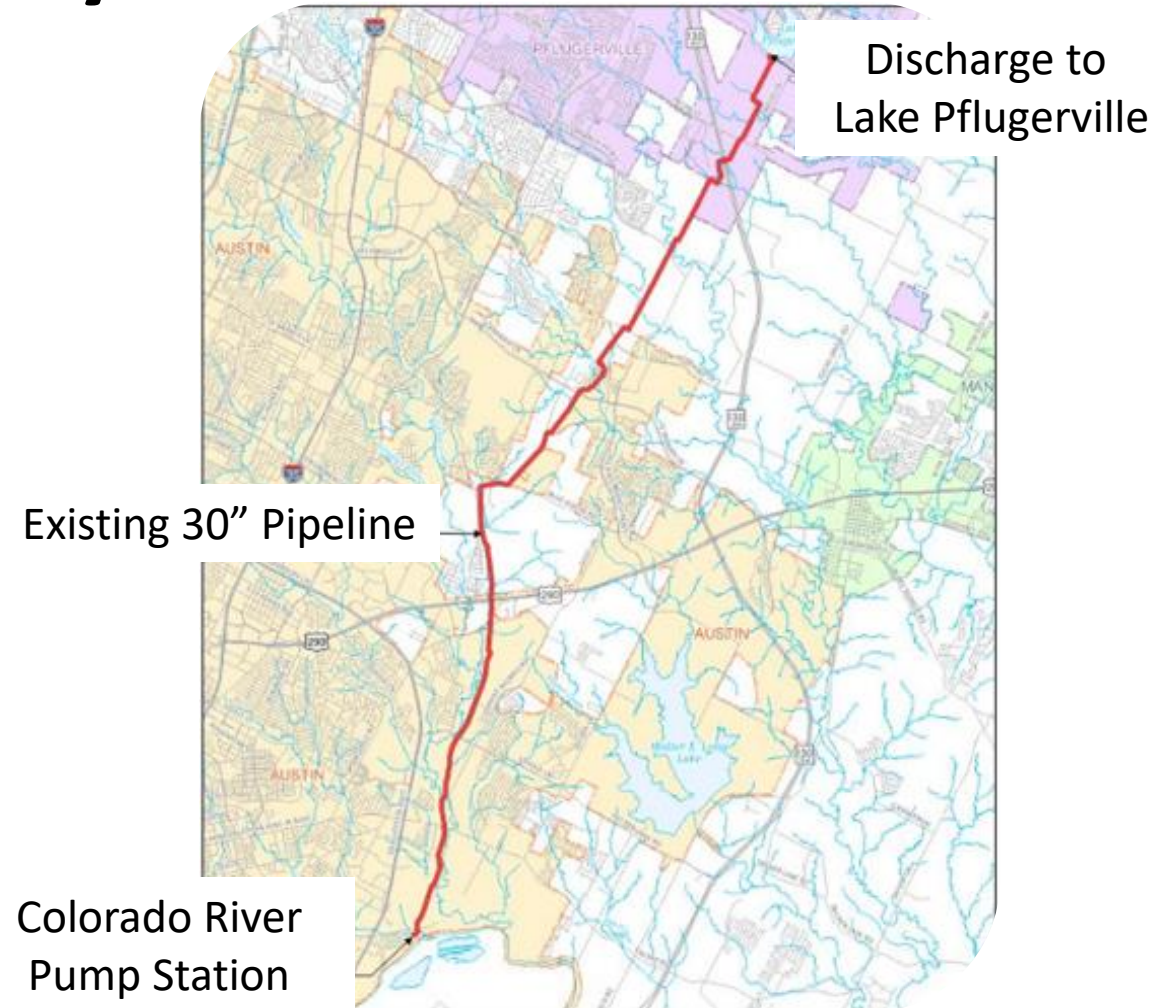
- Budgets are based on appraised value + negotiation contingency

Request project authorization for Council to approve acquisitions on a per project basis within a proposed ROW budget



Current CIP Project

Secondary Colorado River Raw Waterline



Acquisition Information

60 Parcels

- 26 easements more than \$50K
 - 22 TCE
 - 2 TCE/WE
 - 1 TCE/AE
 - 1 WE
- 34 easements less than \$50K
 - 29 TCE
 - 4 TCE/WE
 - 1 TCE/ WE/AE

Acquisition Budget

- \$6M appraised values plus negotiation costs



CIP Utility and Transportation Easements

**Secondary Colorado
River Raw Water Line**

60 Easements

**15-Inch North
Wilbarger Wastewater
Interceptor**

2 Easements

**Cottonwood West Lift
Station**

4 Easements

**Wilbarger Creek
Interceptor**

6 Easements

**Sorento Interceptor
Phase 2**

6 Easements

**794 PZ and Weiss Lane
Kelly Lane Water Line**

9 Easements

East Pecan Street

16 Easements

**East Pflugerville
Parkway Road
Expansion**

3 Easements

Kelly Lane Phase 3

29 Easements

**27" Kelly Lane
Wastewater
Interceptor**

24 Easements

Total: 159 easements to acquire for the CIP



Questions and Feedback

