CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: **Engineering**

AGENDA DATE: **March 25, 2008**

CONTACT PERSON/PHONE: R. Alan Shubert, City Engineer

DISTRICT AFFECTED: 8

SUBJECT:

Item is to request approval of a resolution authorizing the City Manager to execute, on behalf of the City of El Paso, a purchase of private property (a residence) to be used as right of way for the Stanton International Bridge Pedestrian Toll Plaza Facility. The City of El Paso, working in conjunction with the General Services Administration and the Texas Department of Transportation, will be constructing a new toll collection facility to support the Stanton Street Bridge. Project scope includes a new toll collection facility, a pedestrian plaza, rest areas, restrooms and employee parking.

BACKGROUND / DISCUSSION:

This property is located adjacent to the Stanton International Bridge, specifically on the East side of South Mesa, between 8th Street and the Cesar Chavez Highway. A total of five properties will be acquired for this effort: one business, two primary residences, and two rental homes. Working with a relocation specialist, Engineering has successfully identified replacement housing for the displaced homeowner. The owner has been fully cooperative with the process and is prepared to relocate immediately.

PRIOR COUNCIL ACTION:

This is the first of five acquisitions required for the project.

AMOUNT AND SOURCE OF FUNDING:

This expenditure is funded through a State Infrastructure Bank loan. No budgetary adjustments are necessary.

Project	Fund	Department	Account
PBR06003	43005	32000080	508000

BOARD / COMMISSION ACTION:

(N/A)

_____

**********REQUIRED AUTHORIZATION**********

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a Contract of Sale between the **CITY OF EL PASO** and **SYLVIA VALDEZ** for the purchase of

Lot 14, EXCEPTING the South 2 Feet and the North 1 Foot thereof, Block 47, Campbell Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 2, Page 68, Real Property Records, El Paso County, Texas, commonly known as 1006 S. Mesa Street, El Paso, Texas

to be used for the Stanton Street Toll Plaza Project.

ADOPTED this _____ day of _____, 2008.

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda D. Momsen, City Clerk

APPROVED AS TO FORM:

Theresa Cullen-Garney
Theresa Cullen Garney
Deputy City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto
Patricia D. Adauto
Deputy City Manager

Doc#: 37406
Eng/Reso/Stanton St Toll Plaza Project/1006 S Mesa

STATE OF TEXAS §
§
COUNTY OF EL PASO §

CONTRACT OF SALE

CITY CLERK DEPT.
08 MAR 17 PM 2:52

This Agreement is entered into as of the 13 day of March, 2008 by and between the **CITY OF EL PASO,** hereinafter referred to as the "City," and **SYLVIA VALDEZ,** hereinafter referred to as "Seller."

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Description of Property. The Seller hereby agrees to sell and convey and the City hereby agrees to acquire free and clear of any liens or encumbrances, the following real property located in El Paso County, Texas:

> Lot 14, EXCEPTING the South 2 Feet and the North 1 Foot thereof, Block 47, Campbell Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 2, Page 68, Real Property Records, El Paso County, Texas, and commonly known as 1006 S. Mesa Street, El Paso, Texas,

together with any interest of the Seller in (i) all improvements, if any, and (ii) all right, title and interest of the Seller in and to any easements, appurtenances, and rights-of-way, and all interests in, on or to, any land, highway or street, in, on, across, in front of, abutting, or adjoining any such real property, all of such property, hereinafter collectively referred to as the "Property."

2. Amount of Payment of Purchase Price. The purchase price, including the relocation payment, for the Property shall be a total of EIGHTY-EIGHT THOUSAND and 00/100 DOLLARS ($88,000.00). Such sum is allocated FIFTY-SIX THOUSAND and 00/100 DOLLARS ($56,000.00) to the purchase price and THIRTY-TWO THOUSAND and 00/100 DOLLARS ($32,000.00) to the replacement housing. The consideration recited herein represents a release of all claims, a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid litigation and the added expense of litigation.

2.1 Payment of Purchase Price. The full amount of the purchase price, including the relocation payment and re-establishment allowance, will be payable in cash at the closing.

3. Conditions to City's Obligations. The obligations of the Seller hereunder to consummate the transaction contemplated herein are subject to the satisfaction of each of the following conditions, any of which may be waived, in whole or in part, in writing by the City, at or prior to Closing.

3.1 Title Insurance. Within two (2) working days after the date of execution of this contract, the City at its expense will order a title commitment ("Commitment"), accompanied by copies of all recorded documents affecting the property for the issuance of an Owner's Policy of Title Insurance with respect to the Property, in an amount to be decided by the City ("Owner's Policy").

3.2 Title Objections. The City will give the Seller written notice on or before the expiration of two (2) working days after it receives the Commitment that the condition of the title set forth in the Commitment is or is not satisfactory. In the event the City states that the condition is not satisfactory, the City will specifically set forth in such notice the defect or exception to title that is deemed objectionable. The Seller may at its option promptly undertake to eliminate or modify all unacceptable matters to the reasonable satisfaction of the City. Otherwise, this condition will be deemed acceptable and any objection by the City will be deemed waived.

4. Representations and Warranties of Seller. The Seller hereby represents, to the best of its knowledge, covenants, and warrants to the City, as follows:

4.1 Parties in Possession. There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or otherwise.

4.2 Legal and Authorized Transactions. The Seller warrants that no person or persons own an interest in the fee title in the Property other than the Seller and that the joinder of no other third party shall be required to consummate this transaction.

4.3 Mechanic's Lien. To the Seller's best knowledge and belief: (i) no action has been taken, suffered or permitted by or on behalf of the Seller, the effect of which would be to establish or cause the inception or priority of any mechanic's or materialmen's lien, statutory, constitutional or otherwise, or other lien, charge or encumbrance upon the Property or any part thereof or interest therein; or (ii) no liens or lien claims, choate or inchoate, arising from the Seller's actions or otherwise, exist or can exist for the benefit of mechanics or materialmen in regard to the Property. Except as expressly disclosed in the documents relating to this transaction, the Seller has not entered into any contracts or agreements relating to the use of ownership of the Property or by which any person or entity agreed to provide labor, services or materials in regard to the Property or the business of the Seller.

4.4 Litigation. To the best knowledge of the Seller, there is no pending or contemplated litigation before or by any court of law pertaining to the Property or which involve incidents occurring on the Property including, but not limited to, claims of damage to persons or property.

4.5 Bills Paid. At closing, there will be no unpaid bills or claims in connection with any repair or operation of the Property.

4.6 Compliance With Law. To the Seller's knowledge, the Property is in compliance with all applicable laws, ordinances, rules and regulations of any Government or any agency, body or subdivision, including any environmental issues related to the Seller's activities thereof.

4.7 Taxes. To the best of the Seller's knowledge, no state or municipal taxes are due with respect to the Property and no liens for such taxes are in effect against the Property, except as set forth on the Title Commitment. The Seller agrees to pay the prorated taxes due on the Property for the year 2008 through the date of Closing.

4.8 Pre-Closing Claims.

A. The Seller agrees that the City's acceptance of title to the Property under the conveyance documents should not create any liability on the City's part to third parties that have claims of any kind against the Seller in connection with the Property. The City hereby expressly disclaims any and all liability to third parties that have any claims against the Seller. The City will not assume or agree to discharge any liabilities pertaining to the Property that occurred or accrued prior to the date of Closing. The Seller agrees to indemnify and hold the City harmless from and against any claims, injuries, liabilities, losses, damages, or expenses, including attorneys' fees and court costs, pertaining to claims arising out of the Property, and accruing prior to and arising from events that occurred prior to the date of Closing.

B. The Seller agrees to indemnify and hold the City harmless from and against any and all claims, injuries, liabilities, losses, damages, or expenses, including attorneys fees and court costs, pertaining to claims arising out of the Property, accruing prior to and arising from events that occurred prior to the date of Closing, and arising from any of the following: (i) testing or inspection obligations required by federal or state environmental agencies, including without limitation any required after the date of Closing; (ii) pending environmental investigations or cases by the Texas Commission on Environmental Quality known to the Seller; or (iii) the acts or omissions of the Seller on the Property. The Seller and the City each agree to promptly inform other party of any correspondence, directive, inquiry, demand, request, or similar communication from any federal or state environmental agency relating to the Property, to reasonably cooperate with the other party on the response to and handling of such communication and any related proceeding, and allow the reasonable participation of the other party in connection with the same.

4.9 Authority. The Seller has full right, power and authority to convey the property to the City and to consummate this transaction as provided in this Contract without the joinder of any other person or entity.

4.10 Title. The Seller has good and indefeasible title to a fee simple estate in the Property, subject to no liens, charges, encumbrances or exceptions other than those shown on the Title Commitment.

4.11 Condition of Property Prior to Closing. Prior to Closing, the Seller shall not create or permit to be created any easement or other condition affecting the Property without the prior written consent of the City.

4.12 Misrepresentation. The Seller shall indemnify and hold the City harmless from and against any losses, damages, costs or expenses (including attorneys' fees) incurred by the City as a direct or indirect result of (i) breach of any representation or warranty of the Seller contained in this document, or (ii) any breach or default by the Seller under any of the covenants or agreements

contained in this document to be performed by the Seller, all of which shall survive the Closing hereof.

4.13 Survival. All representations, warranties, covenants and agreements of the Seller made in this document, including without limitation any indemnity obligations, shall survive the execution and delivery hereof and of the Deed as well as the Closing hereunder, until such time as all of the obligations of the signatories hereto shall have lapsed in accordance with their respective terms, if and as applicable, or shall have been discharged in full.

5. Closing. The closing of this transaction ("Closing") shall take place at the offices of Del Norte First American Title Insurance Company, 320 Texas Ave., El Paso, Texas 79901 (the "Title Company") on or before March 25, 2008.

5.1 Real Property Taxes. The Seller agrees to pay the taxes due on the Property for the year 2008, prorated through the day of closing.

5.2 Closing Costs.

(a) All recording fees arising from the recordation of documents necessary to show good title to the Property shall be paid by the City.

(b) Premiums and other charges for the issuance of the Owner's Policy of Title Insurance for the Property shall be paid by the City.

(c) Escrow fees, if any, shall be paid by the City.

(d) Relocation assistance payments, as allowed by the Uniform Relocation Assistance and Property Acquisition Policies Act, if any, and as further identified in Exhibit "A" which is attached hereto and made a part hereof for all purposes, shall be paid by the City.

(e) Home inspection fees, in any, shall be paid by the City.

5.3 Seller's Obligations. At Closing, the Seller shall deliver to the City a duly executed and acknowledged Warranty Deed to the Property, free and clear of any and all liens, encumbrances, conditions, easements, assessments, and restrictions, except for (i) ad valorem taxes for the year of Closing which shall be prorated to the date of Closing, (ii) the standard printed exceptions contained in the usual form of the Owner's Policy, and (iii) any other exceptions set forth in the Title Policy which the City has approved pursuant to Paragraph 3.2 above.

5.4 Other Obligations. Each party shall do all other acts, or deliver any other instruments or documents required or helpful to be done or delivered, in order to consummate this transaction.

5.5 Special Provisions. The Seller shall remove all its personal property from the Property before closing.

6. Default.

6.1 Breach by Seller. In the event that the Seller shall fail to fully and timely perform any of its obligations under this Agreement, or shall fail to consummate the sale of the Property for any reason, except the City's default, or the termination of this Agreement in accordance with its terms, the City may enforce specific performance of this Agreement.

6.2 Breach by City. In the event that City shall fail to fully and timely perform any of its obligations under this Agreement, or shall fail to consummate the sale of the Property for any reason, except the Seller's default, or the termination of this Agreement in accordance with its terms, due to the difficulty of assessing the Seller's actual damages as a result of such breach by City, the Seller shall have a right to receive the $100.00 as independent consideration as well as the reasonable and necessary out-of-pocket expenses of the Seller directly relating to this Agreement, such sum being agreed upon as liquidated damages for the failure of the City to perform the duties, liabilities and obligations imposed upon it by the terms and provisions of this Agreement, and the Seller agrees to accept and take such cash payment as its total, reasonable damages and relief and as the Seller's sole, exclusive remedy hereunder in such event.

7. Miscellaneous.

7.1 Notice. Any notice, demand, direction, request, or other instrument authorized or required by this Agreement to be given to or filed with either party, shall be deemed to have been sufficiently given or filed for all purposes, if and when personally delivered or sent by certified mail, postage prepaid, return receipt requested, to the address specified below or at such other address as may be designated in writing by the parties:

Seller: Sylvia Valdez
1006 S. Mesa
El Paso, Texas 79901

City: City Manager
City of El Paso
2 Civic Center Plaza
El Paso, Texas 79901-1196

8. Entire Agreement/Governing Law. **This Agreement constitutes the entire agreement between the parties, and supersedes all prior agreements and understandings, written or oral, regarding the subject matter of this Agreement, and may be amended or supplemented only by an instrument in writing, executed by the party against whom enforcement is sought. This Agreement shall be governed in all respects, including validity, interpretation and effect, by and shall be enforceable in accordance with the laws of the State of Texas.**

8.1 Time. Time is of the essence of this Agreement and each and every provision hereof.

8.2 Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portion shall not in any way be affected or impaired.

8.3 Survival of Provisions. The terms contained in this Agreement, including without limitation, representations, warranties, covenants and agreements of the parties, shall survive the Closing and shall not be merged therein. In case any one or more of the provisions contained in this contract for any reason is held invalid, this invalidity will not affect any other provision of this Contract, which will be construed as if the invalid or unenforceable provision had never existed.

8.4 Binding Effect. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

8.5 Compliance. In accordance with the requirements of Section 2B of the Texas Real Estate License Act, the City or its representatives is hereby advised that it should be furnished with or obtain a policy of title insurance or have an abstract covering the Property examined by an attorney of its own selection.

The above instrument, together with all conditions thereto is hereby EXECUTED by the Seller to be effective as of the 13 day of March, 2008.

Seller

Sylvia Valdez

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 13th day of March 2008 by Sylvia Valdez.

Notary Public, State of Texas

My commission expires:

May 25, 2011

VALERIE ESPINO
My Commission Expires
May 25, 2011

(Signatures continue on following page)

EXECUTED by the City of El Paso to be effective as of the _____ day of _____, 2008.

City of El Paso

By: _____
Joyce Wilson
City Manager

APPROVED AS TO FORM:

Theresa Cullen-Garney
Deputy City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto
Deputy City Manager
Development & Infrastructure Services

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the _____ day of _____, 2008 by Joyce Wilson, City Manager of the City of El Paso.

_____
Notary Public, State of Texas

AGREEMENT

THIS AGREEMENT is made and entered into this 13 day of march 2008, by and between **the City of El Paso, Texas,** hereinafter referred to as "**CITY**" and **Silva Valdez** hereinafter referred to as the RECIPIENT.

WITNESSETH:

THAT, CITY is acting under direction of the City Council to purchase certain property in the City known as **47 CAMPBELL S 23 FT OF N 24 FT OF 14 (2760 SQ FT), 1006 S. Mesa** in which the RECIPIENT resides.

THAT, the Uniform Relocation Assistance and Property Acquisition Policies Act (URA) is used as a guideline for providing assistance for displaced property owners under certain acquisition projects.

THAT, the El Paso City Council has decided to provide certain relocation assistance payments to acquisition participants or their tenants.

THAT, the RECIPIENT of the above referenced parcel has entered into an agreement to sell the parcel to CITY.

THAT, the RECIPIENT represents that he resided in the above referenced residence and that the RECIPIENT meets the qualification requirements.

NOW, THEREFORE, it is agreed as follows:

1. CITY agrees to pay the RECIPIENT the sum of Thirty Three Thousand One Hundred Dollars and 00/100 **($33,100.00)** plus normal and customary cash deal closing costs, payable upon acceptance of this Agreement by both parties and after the RECIPIENT has vacated the above parcel.

2. The amount to be paid was determined in accordance with applicable procedures as follows:

ITEM	PRESENT COST	NEW COST	DIFFERENCE
Moving Expense (based on Table)			$ 1,100.00
Closing Costs (To Be Determined – normal and customary cash deal closing costs)			TBD
Purchase of replacement Home	$56,000.00	$88,000.00	$32,000.00*
Total benefits to be paid =			**$33,100.00**

*** Already factored in on purchase price of $88,000**

3. The RECIPIENT acknowledges that this payment will satisfy and all obligations of the CITY as to this transaction and agrees to accept this payment as complete and full compensation.

4. The RECIPIENT acknowledges that it has had an opportunity to review this Agreement and that it has had an opportunity, if it so chooses, to contact an attorney of it's choice to review this Agreement and the RECIPIENT enters into this Agreement fully understanding the nature thereof and saves and holds harmless the CITY as a result of this Agreement or any thing incident to the purchase of the above reference parcel.

This Agreement is binding upon the heirs, executors, successors and assigns of all parties.

DATED this 13th day of March 2008.

Silva Valdez
Signed

Cindy Ermis
Witness

Accepted by: Robert U Ramirez

Exhibit "A"