



City of El Paso Capital Improvement Department

Real Property Acquisition: Sean Haggerty Road Extension

Joaquin Rodriguez, AICP

Tuesday, January 7th, 2025
City Council Regular Session

Goal: No. 7: Enhance and Sustain EL Paso's Infrastructure Network

Subgoal: No. 7.3: Enhance a Regional Comprehensive Transportation System



Background Information



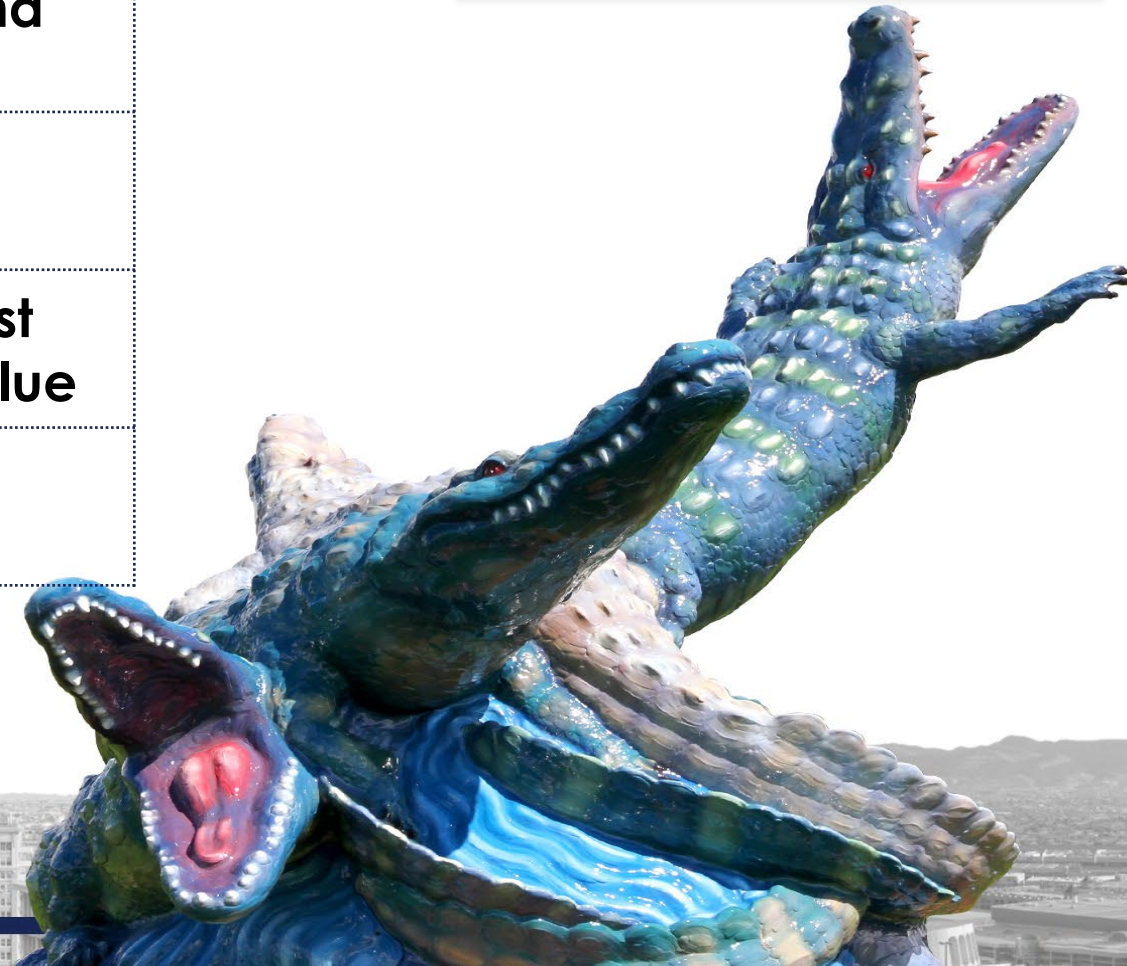
Project: Sean Haggerty Road Extension

Parcel Owner: Chase Bank of Texas, National Association Trustee of the Wilma Donahue Moleen Foundation

District(s) Affected: 4
Intended Use: 60' ROW Roadway

Fair Market Value: (1.1720 Acres) | \$612,612 | Just Compensation/Fair Market Value

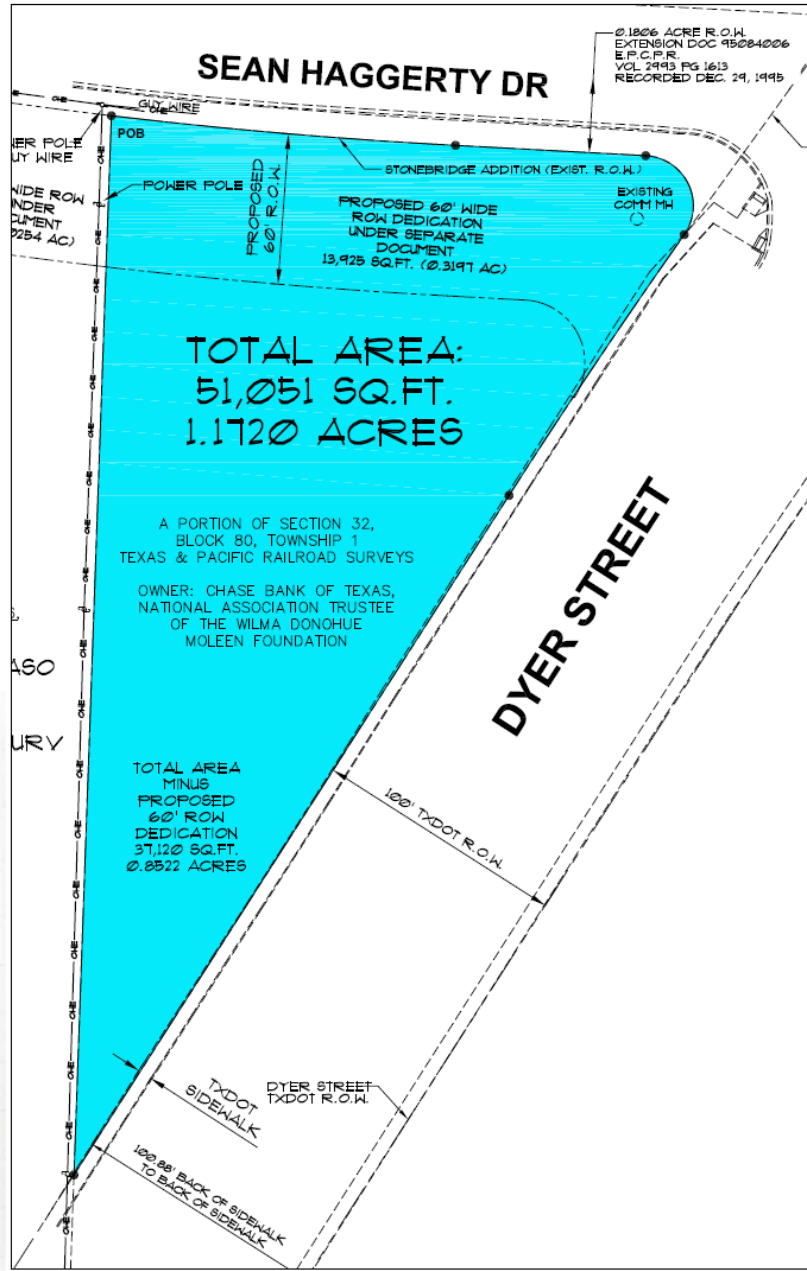
Funding Source: MPO Match



Property Information



- 1.720 Acres
- Zoning – C4
- Needed for ROW



Negotiated Terms

- Purchase Price: (FMV) - **\$612,612**
- Earnest Money: **7 Days After Execution**
 - **\$10,000 Non-Refundable**
- Title Commitment: **10 Days After Execution**
- Survey: **10 Days After Execution**
- Title Objections **5 Days After Title Commitment**
- Inspection Period: **30 Days After Execution**
- Closing Date: **15 Days After Inspection Period**
- Closing: **45 Days After Execution | Expected Q1 2025**



Discussion and Action on Resolution

- A Resolution authorizing the City Manager, or designee, is authorized to effectuate the purchase and closing of a **1.1720-acre** parcel of property legally described as a portion of Tract 1, Section 32, Block 80, Township 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, in the City of El Paso, El Paso County Texas including any and all improvements located on the Property for **\$612,612** Thousand dollars.
- Staff Recommendation: **PROCEED WITH ACQUISTION**



MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople

MISIÓN



Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

VISIÓN



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño



VALORES

Integridad, Respeto, Excelencia,
Responsabilidad, Personas