Plano
City of Excellence

Community Investment Program

Property Acquisition – Policies and Procedures

Preliminary Open December 9, 2019

Standard Acquisition Procedures

- Design development
- Identify property rights to obtain
- Obtain appraisals
- Begin negotiation
- Make initial offer
- Make final offer/ continue negotiation

Typical Acquisition Projects



- Sidewalks
- Screening walls
- Water/sewer lines
- Intersection improvements

Intersection Improvements - Scope

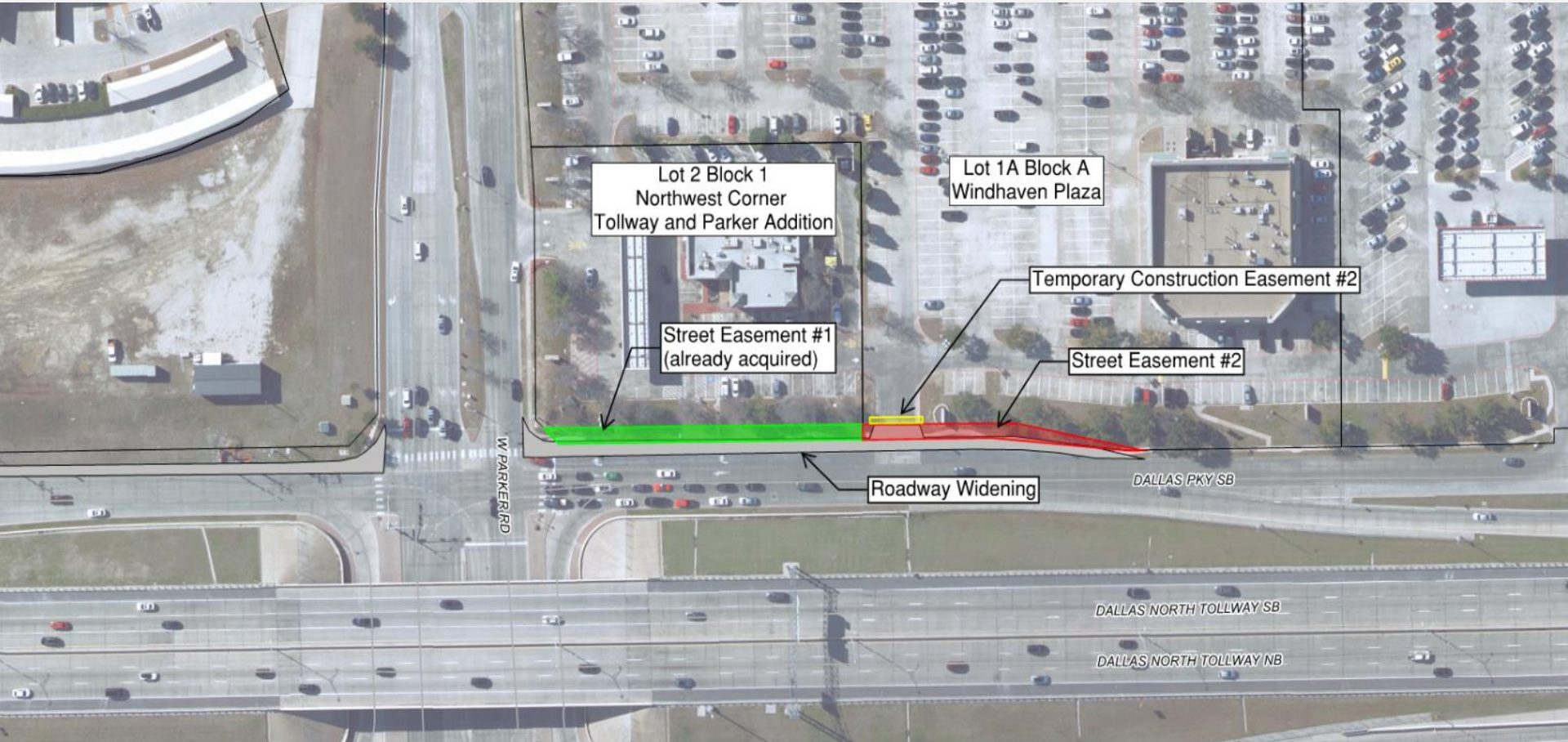
- Right/left turn lanes
- Require utility relocations, and easement acquisition
- Reduce traffic congestion, improve traffic flow, improve safety
- Locations are High Accident Location/High Accident Road Segments (HAL/HARS)
- Most projects include multiple impacted parcels

Intersection Improvements – Property Acquisition



- HAL/HARS locations
- Commercial properties
- Franchise utilities
- Easement width varies

Typical Acquisition



Ordinances of Necessity

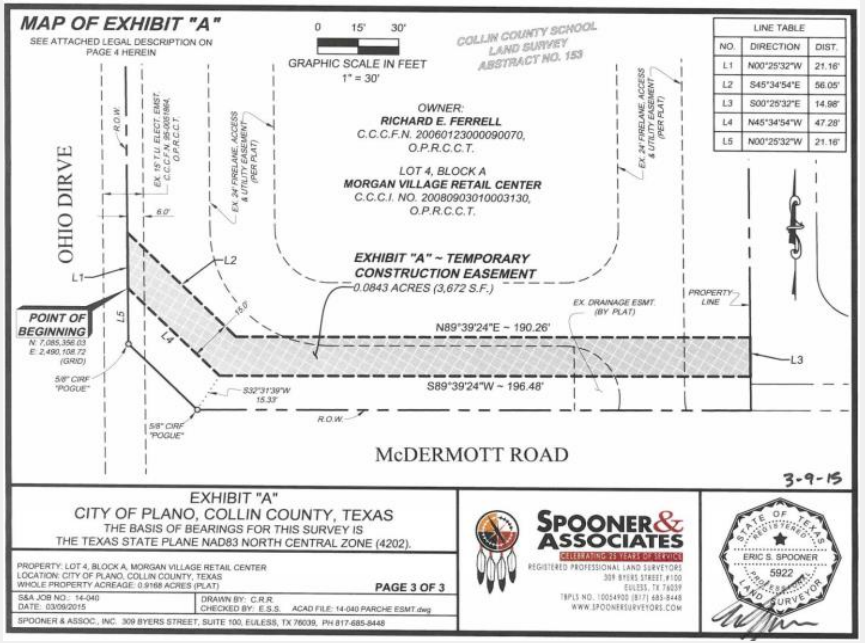
Past Projects

- Int. Improv. Spring Creek at Coit
- 15th Street Reconstruction
- Legacy Force Main
- Int. Improv. Parker and Park and DNT
- Int. Improv. Ohio at McDermott

Ordinance of Necessity

When to consider?

- Negotiations break down
  - Refuse to negotiate
- Grossly exceed appraised value
- Eminent Domain required
  - To clear title issues
  - Other issues not related to value of property



Consideration of Policy

- Option 1
  - Identify property rights to obtain
  - Present Ordinance of Necessity for **all parcels**
  - Begin negotiations
  - Make initial offer
  - Make final offer

- Option 2
  - Identify property rights to obtain
  - Obtain appraisals
  - Begin negotiations
  - Make initial offer
  - Make final offer
  - Begin acquisition process for entire project
  - Consider individual Ord. of Necessity as issues arise

Ordinance of Necessity

	Advantages	Disadvantages
Option 1	• Expedites process • Reduce delay of construction start	• Perception
Option 2	• Ord. for only required parcels	• Potential to come back to council multiple times • Construction delays • Likely increased costs