



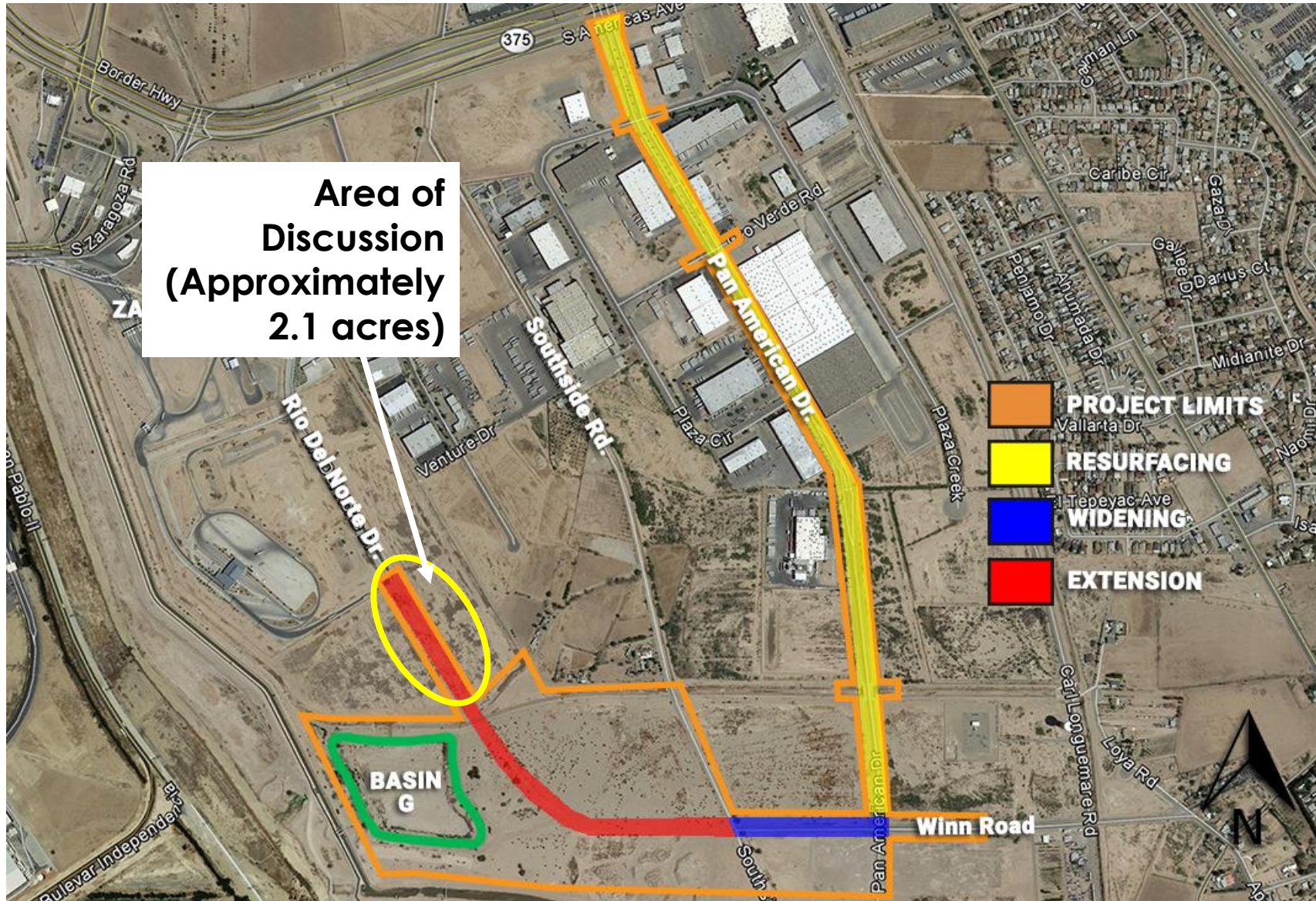
# Zaragoza POE, Pan American, Winn Road Improvements

April 16, 2019





# Project Limits



- Widening Winn Road between Pan American and Southside and extending to Rio Del Norte
- Anticipated to assist with truck traffic congestion on Loop 375

# Appraisal

- Appraisal Report Completed on June 13, 2018.
  - Appraised Value - \$160,178 is \$1.72/sf;
    - an additional \$16,672 for rental of two temporary construction easements
    - For a total value of \$176,850.00

# Timeline

- 6/20/18 -Initial Interest Letter sent to owner
- 8/28/18 – Initial Offer Letter with offer of \$176,850
- 2/12/19 – Second Offer letter with offer of \$176,850
- 2/13/19 - Owner submitted a Land Value Opinion Letter with recent market study information
- 2/18/19 – Letter Requesting a specific counter offer value
- 3/15/19 –Final Offer letter sent with offer of \$176,850
- 3/25/19 – Flew to Arizona to meet with Owner to discuss PUA
  - Would provide response by 3/28
- 4/5/19 – Made contact in Scottsdale, with an informal follow up meeting
- No counteroffer thus far from the owner.

# Recommendation

Proceed to Initiate Condemnation Proceedings

# Questions



A black and white aerial photograph of a city, likely Phoenix, Arizona, taken from a high vantage point on a hill. The foreground shows the rocky, scrubby terrain of the hillside. The middle ground is filled with a dense urban landscape, including various commercial buildings, parking lots, and roads. In the background, the city extends to the horizon under a vast, dramatic sky filled with large, textured clouds. The sun is visible, creating a bright glow and long shadows across the city.

# Thank You

*Strategic Plan Goal*

*7) Enhance and Sustain Regional Infrastructure Network*