



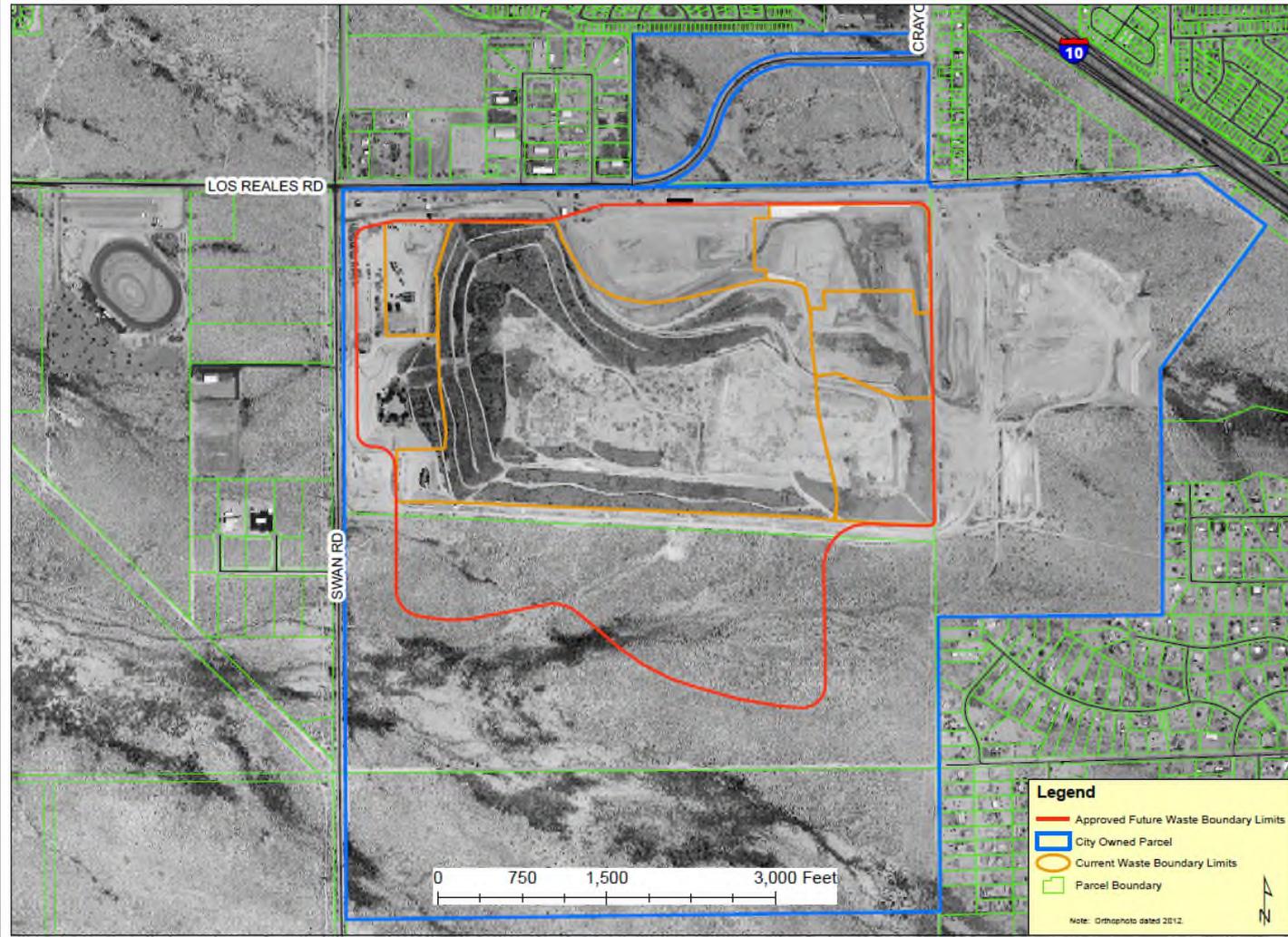
Los Reales Landfill Project

Entrance Relocation and Property Acquisition

February 18, 2014

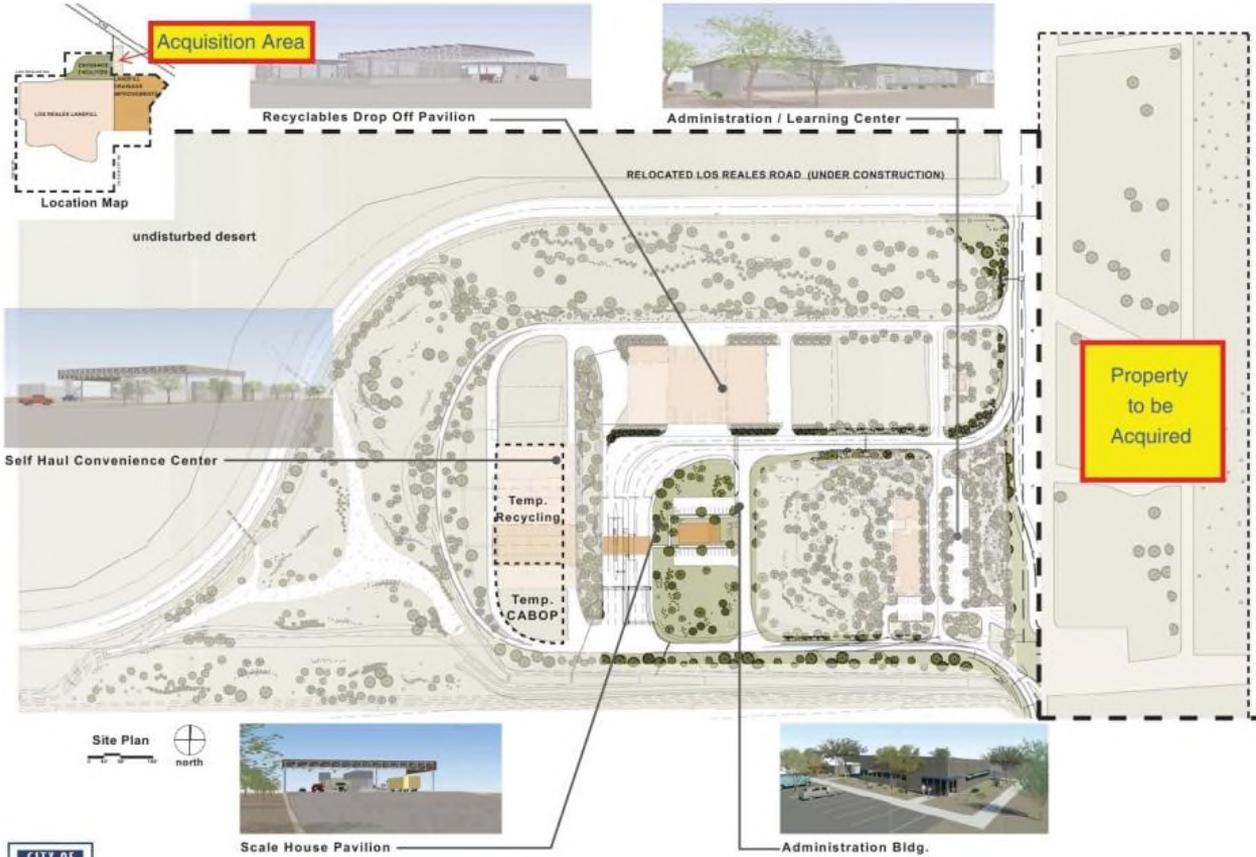


Los Reales Landfill





New Entrance Facilities



LOS REALES - "PHASE 1" OF DEVELOPMENT PLAN - SHOWING PROPOSED BUFFER AREA

SEPTEMBER 23, 2013





View of Entrance/Gates





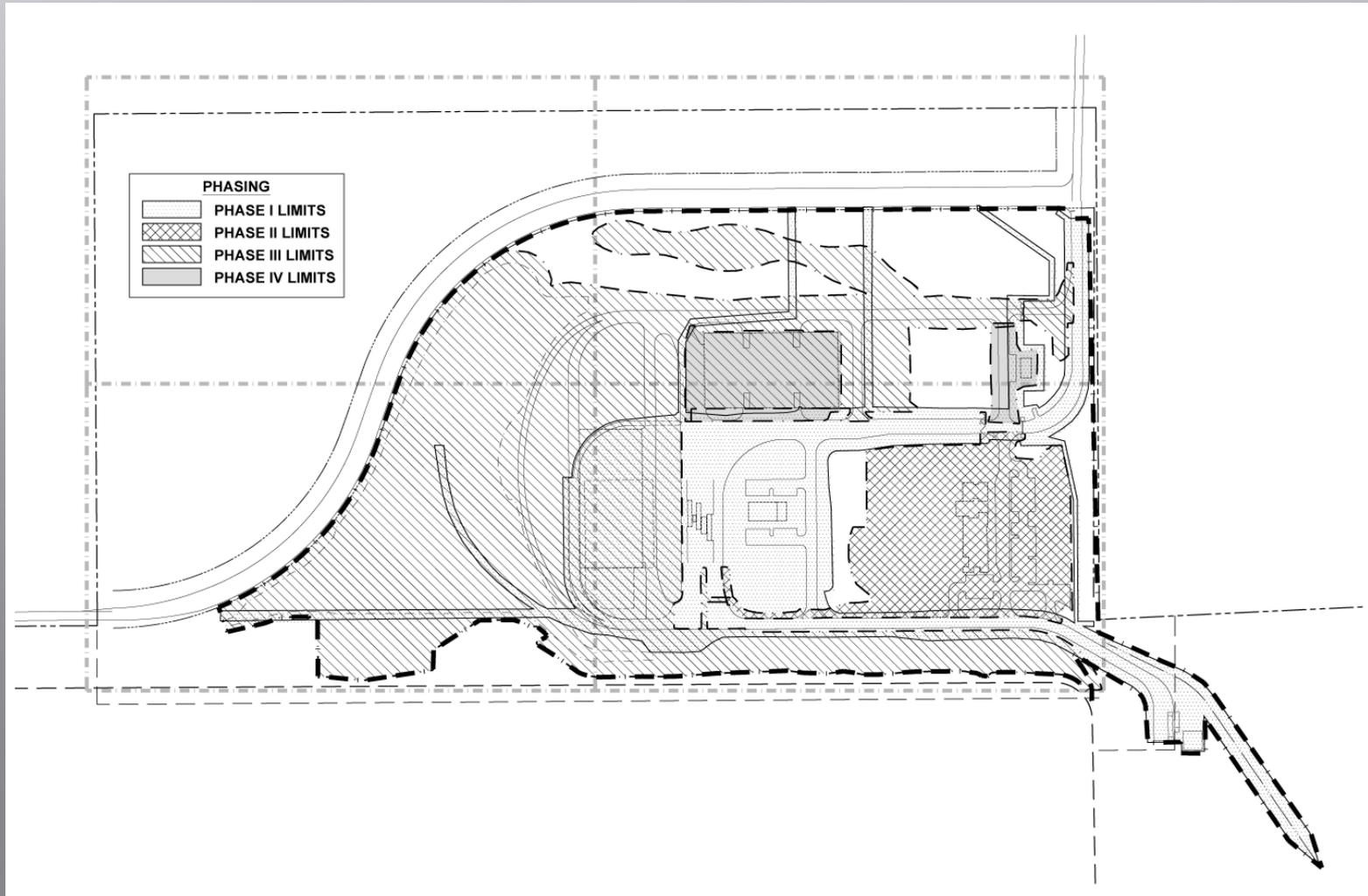
Project Scope

- **Phase I**

- New Craycroft Rd. Entrance and Access Roads
- New Administration/Crew Building
- New Scale House Pavilion
- New Household Hazardous Waste (HHW) Collection Pavilion
- New Wheel Wash Station



Phasing Plan





Project Schedule

- **Bidding**

- Bid Evaluation and Recommendation 3/7/14
- Contract Award 3/21/14

- **Construction**

- Pre-Construction Meeting 3/24/14
- Construction 4/14 to 4/15



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City of Tucson Real Estate Program

Acquisitions
and
Relocations

Presented by Myrlene Francis, Project Manager





Acquisition Regulations

- Public Purpose - Arizona Revised Statutes
 - A City may engage in any business for which it can issue a franchise such as for public utilities, airports, bus lines, refuse & garbage collection and disposal and may acquire property inside or outside of its borders for those purposes.
 - A City may exercise the right of eminent domain to acquire property inside or outside its borders for those purposes.



Acquisition Regulations (cont'd)

Even when Federal funds are not used for City projects, *ALL* acquisitions are treated under Federal acquisition and relocation standards.

- Prior to the initiation of negotiations, the City will establish the amount which it believes is just compensation for the real property.
- The amount shall not be less than the approved appraisal of the market value.
- The Agency shall make a written offer to the owner to acquire the property for the full amount determined to be just compensation.



Relocation Services & Assistance

All City Projects undertaken are planned in a manner:

- To recognize at an early stage in the planning of the projects and before the commencement of any actions that will cause displacements, the problems associated with the displacement of individuals, families, businesses and farm operations.
- To provide for the resolution of the problems in order to minimize adverse impacts on parties.



Continued...

- To ensure that owners of real property to be acquired for Federal and federally-assisted projects are treated fairly and consistently, to encourage and expedite acquisition by agreements with such owners, to minimize litigation and relieve congestion in the courts, and to promote public confidence in land acquisition programs;
- To ensure that persons displaced as a direct result of Projects are treated fairly, consistently, and equitably so that such displaced persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole; and
- To ensure that the City implements these regulations in a manner that is efficient and cost effective.



The City seeks to ensure that the relocation assistance advisory services are made available to all people displaced by the Project.

- Determine and make timely recommendations on the needs and preferences, if any, of displaced persons for relocation assistance.
- Provide current and continuing information on the availability, sales prices and rental charges of comparable replacement dwellings for displaced homeowners and tenants and suitable locations for businesses and farm operations.
- Assist a person who is displaced from a business or farm operation in obtaining and becoming established in a suitable replacement location.



Relocation Advisory Services

Individuals, and Families

- Moving Costs
- Replacement Housing – Purchase Supplement
- Replacement Housing – Rental Assistance
- Replacement Housing – Downpayment Assistance

Business, Farm, and Nonprofit Organization Assistance

- Moving Costs Reimbursement
- Related Eligible Expenses
- Reestablishment Expenses
- Fixed Payment for move and related expenses



President Obama signed MAP-21 into law on July 6, 2012. MAP-21 makes significant changes to the Uniform Act as noted below:

- Increases maximum reestablishment expense payment
- Increases maximum amount of the fixed payment for nonresidential moves
- Increases maximum purchase price differential for homeowners
- Increases maximum rental supplement for 90-Day Residential tenants
- Changes occupancy requirement for owner-occupants

MAP-21 changes to the URA become effective on October 1, 2014. City of Tucson will be using MAP-21 benefit values for all new projects.



Acquisition (ARS) Actions for condemnation; immediate possession; money deposit

- At least twenty (20) days prior to filing an action for **condemnation** of property or any interest in property, the Agency shall deliver to the property owner of record and as a courtesy to the sole lessee of record:
 - A written offer to purchase the property or interest in the property and to pay just compensation for the property rights; and
 - Provide an appraisal that supports the amount of the proposed compensation.
 - After making a deposit into the Court, the City may file an application for immediate possession.



Acquisition and Relocation Time Line

- Jan - Mar 2014 Developing Relocation Plan
- Mar - Jul 2014 Preparing Appraisal Reports and Offers to Purchase
- Jul 2014 Estimated ready date to deliver Offers to Purchase to Property Owners
- Aug 2014 Start purchases of property interests
- Sep 2014 Identification of replacement properties for initial occupants
- Oct 2014 Provide initial 90 day notices



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***For project updates please visit
our project webpage at:***

**[http://www.tucsonaz.gov/es/plans-
for-the-future](http://www.tucsonaz.gov/es/plans-for-the-future)**

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