

**CITY OF GAUTIER
MEMORANDUM**

To: Paula Yancey, Interim City Manager
From: Chandra Nicholson, Director of Economic Development and Planning Dept.
Date: June 28, 2016
Subject: Martin Bluff Road Widening Project – Authorization of Administrative Adjustment for Parcel 009-00-00-W

REQUEST:

The Economic Development and Planning Department requests that City Council authorize an Administrative Adjustment in the amount of \$2,000.00 for parcel 009-00-00-W for the Martin Bluff Road Widening Project.

BACKGROUND:

This project is intended to provide improved traffic operations and safety on Martin Bluff Road. The project limits are between Gautier-Vancleave Road and the Service Road north of Interstate 10. This project is now in the right-of-way acquisition phase. Just Compensation was approved for the referenced parcel at the June 21, 2016 Council meeting.

DISCUSSION:

A Confirmation Deed is needed for the City to acquire the property with clear title. See attached Administrative Adjustment Request for additional information.

RECOMMENDATION:

The Economic Development and Planning Department recommends that City Council authorize the Administrative Adjustment for parcel 009-00-00-W in the amount of \$2,000.00.

ATTACHMENT(S):

1. Administrative Adjustment Request

ADMINISTRATIVE ADJUSTMENT REQUEST

County: Jackson
Project: LPA/105069-801000
Parcel: 009-00-00-W
Owner: Randolph & Joedna Fagan

This is a request to approve an administrative adjustment in the amount of \$2,000.00

Justification:

The property owners, Mr. and Mrs. Fagan, acquired the subject property through a tax sale in the year 1988. A confirmation deed, however, is needed for the City to acquire the property with clear title. Mr. and Mrs. Fagan advised of their acceptance of the Fair Market Value Offer of \$10,000.00 contingent upon the City paying attorney fees to obtain a confirmation deed. Their attorney, Glen Murphy, has advised that his fee to obtain confirmation deed is \$2,000, which is the requested administrative adjustment amount.

The cost of obtaining a confirmation deed is more cost effective than acquiring the property through eminent domain proceedings. A confirmation deed is not needed for the property owners use and enjoyment of the property, but for conveyance of the property to the City for the proposed project.

The administrative adjustment amount requested is greater than 10% of the Fair Market Value offer, and therefore will require approval from Sharen Willis, MDOT's LPA Coordinator.

Corresponding compensation values recommended are as follows:

\$	10,000.00	Land
	N/A	Improvements
	N/A	Damages
\$	2,000.00	Administrative Adjustment (<i>Confirmation Deed</i>)
\$	12,000.00	Total

Recommended by:



Mark Dye, Right-of-Way Agent