

# Memorandum



DATE August 29, 2008

TO Trinity River Committee Members:  
David A. Neumann (Chair)  
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)  
Deputy Mayor Pro Tem Dwaine Caraway  
Carolyn R. Davis  
Linda Koop

Pauline Medrano  
Mitchell Rasansky  
Steve Salazar

SUBJECT Pending Agenda Items for inclusion on the September 10, 2008 Addendum  
Land Acquisition

This is to make you aware of three pending Council agenda items for the September 10, 2008 Addendum which would authorize the following:

- Land Acquisition- 3111 N. Stemmons Freeway (Delux Inn)  
Acquisition of approximately 197,480 square feet of land located at the intersection of Commonwealth Drive and Stemmons Freeway (service road) from Stemmons Hotel Limited Partnership. The property is improved with a 120-room motel, locally known as the Delux Inn. This property will be used for the Trinity Parkway. The consideration is based upon an independent appraisal. The current offer is \$3,160,000 (plus estimated closing costs not to exceed \$17,000).
- Land Acquisition- 5305 S. Central Expressway (The House That Jock Built)  
Acquisition of two tracts of land containing a total of approximately 23,943 square feet located at the intersection of Starks Street and South Central Expressway (service road). One tract is unimproved, the other is improved with a small commercial structure. This property will be used for the Trinity Parkway. The consideration is based upon an independent appraisal. The current offer for both properties is \$110,000 (plus estimated closing costs not to exceed \$4,000).
- Land Acquisition- 6506 South Loop 12 (Gatlin)  
Land Acquisition- 6510 South Loop 12 (McDaniel)  
Acquisition of two tracts of land containing a total of approximately 103,201 square feet located at the intersection of Long Acre Lane and Loop 12. Both tracts are improved and are currently being used as used car lots. This property will be used as part of the entry to the Trinity River Audubon Center. The consideration is based upon independent appraisals. The current offer for both properties is \$355,000 (plus estimated closing costs not to exceed \$8,000).

If you have additional questions, please let me know.

Jill A. Jordan, P.E.  
Assistant City Manager



**THE TRINITY**  
DALLAS

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- c: Honorable Mayor and Members of the City Council
  - Mary K. Suhm, City Manager
  - Ryan S. Evans, First Assistant City Manager
  - Ramon F. Miguez, P.E., Assistant City Manager
  - A. C. Gonzalez, Assistant City Manager
  - David O. Brown, Interim Assistant City Manager
  - David K. Cook, Chief Financial Officer
  - Deborah A. Watkins, City Secretary
  - Thomas P. Perkins, Jr., City Attorney
  - Craig D. Kinton, City Auditor
  - Judge C. Victor Lander
  - Helena Stevens-Thompson, Asst. to the City Manager
  - Frank Libro, Director, Public Information Office