

East Capitol Avenue Urban Renewal Plan Implementation Steps and Timeline

ACQUISITIONS GOALS

The goals will be periodically reviewed and altered as needed

Date/Date Range Action or Step

Dec 19 City Council approves Urban Renewal Plan for East Capitol Avenue area.

Dec 19 First reading of the Blight Funding agreement.

Jan 3 City Council meeting, approve Blight Funding agreement.

Jan 17 Housing Authority solicits proposals for someone to do the necessary appraisals. Housing Authority and City determine highest priority properties. Housing Authority begins work on appraisals of those properties.

Jan 24-Feb 7 Housing Authority sends letters to owners of all properties identified as “may be acquired” and invites negotiation of agreements for conservation and/or rehabilitation of existing structures.

Mar 21 Offers to purchase made by Housing Authority to property owners of highest priority properties if no agreement is made on conservation or rehabilitation of existing structures. Offers are open for 60 days.

May 25-Jul 25 If offers are accepted, closings on voluntary sales occur.

May 25-? If negotiations with property owners are not accepted, then condemnation proceeds. HA does a resolution for condemnation, then files a lawsuit on each property.

Jul 1-? On initial condemnation cases, Court sets a condemnation hearing after which it may issue an order in condemnation. A Commissioners hearing would occur within 6 weeks to determine purchase price. If objections, then a jury trial on damages could follow; jury trial could take approximately one year.

Aug 1 - ? If no appeal of order of condemnation, right to possession occurs upon payment of purchase price. If appeal filed on order of condemnation, it would take approximately 9 months to 2 years.

Acquisitions of other properties would follow the same approximate timelines.

DISPOSITION

The attached Disposition timeline assumes a period of at least two months before any property could be acquired and thus be available for sale.