



(Board Copy)  
Washington Metropolitan Area Transit Authority  
**METRO ELECTRONIC ACTION  
DOCUMENT**

IDENTIFICATION			
MEAD ID:	99273	ACTION:	Initiate
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: ( <a href="#">View</a> )	103 Mile Program	CONTRACTOR:	
LAST MODIFIED:	01/30/2006		

DESCRIPTION	
SUBJECT:	Acquisition of Real Property for the Metrorail Blue Line Extension to Largo Town Center.
PURPOSE:	To obtain Board approval of a proposed settlement in condemnation for the acquisition of real property owned by the Norair Corporation required for the construction and operation of a portion of the Metrorail Blue Line Extension to Largo Town Center.

ORIGINATION					
INITIATOR			DEPARTMENTAL APPROVAL		
MARK MEISTER on 01/23/2006			Approved by SALPEAS , PANAGIOTIS 02/07/2006		
PHONE:	202-962-1589	OFFICE:	LAND	DEPT:	Secretary and Chief of St

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
LAND (7310)	MALASKY, GARY	Approved 01/25/2006
CONS (4210)	HAGGINS, JAMES	Approved 02/07/2006
(4110)	SALPEAS, PANAGIOTIS	Approved 02/07/2006
COUN (1410)	O'KEEFFE, CAROL	Approved 02/09/2006

FINAL APPROVALS	
OFFICE	NAME/ACTION
PLN_DEV_CMTE	Approved for by PANAGIOTIS SALPEAS on 02/07/2006
GM	Approved w/ Comments for GMGR by GMGR CEO on 02/16/2006
BOARD	BOARD WMATA (Not Yet Approved)



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**NARRATIVE**

Pursuant to ENGA Certification Nos. P1333, P1334, R1003, R1013 , R1015, and R1027, the Authority initiated negotiations to acquire two (2) properties owned by the Norair Corporation required for construction of a portion of the Metrorail Blue Line Extension to Largo Town Center. Negotiations reached an impasse and it was necessary for the Authority to initiate condemnation proceedings. With the filing of the Declaration of Taking, the amount of \$644,301, representing the Authority's estimate of the fair market value of the properties, was deposited into the Registry of the Court.

After extensive negotiations, the parties have reached agreement on a proposed settlement in the amount of \$774,000, inclusive of interest, for both properties. The settlement total is comprised of the original deposit of \$644,301 and an additional \$129,699 in cash to the owner ( $\$774,000 - \$644,301 = \$129,699$  which must now be deposited with the Court to settle this case (see attached Confidential Memorandum for further information). The proposed settlement achieves a result that is in the best interest of WMATA, the property owner and the taxpayers.

**ALTERNATIVE:**

Do not accept the proposed settlement and proceed to trial. The Authority could not expect to receive a more favorable award at trial and could be exposed to a settlement far in excess of \$774,000 plus interest and litigation costs. The owners are prepared to testify at trial to a value of \$1,300,000 for the two properties.

**IMPACT ON FUNDING:**

Budget: FY 2006 System Expansion Program  
 Line: Largo Extension and Parking  
 Project Title: Real Estate  
 Page: 240

**BUDGET INFORMATION:**

Budget Amount: 20,238,718.00  
 This Action: 129,699.00  
 Prior Obligations: 19,685,741.93  
 Subtotal: 19,815,440.93  
 Remaining Budget: \$ 423,277.07

(a) The total project budget of \$456 million remains unchanged.

**RECOMMENDATION:**

That the Board approve the deposit of an additional \$129,699 into the Registry of the Court in settlement of the condemnation proceedings for WMATA Parcels MG158 and MG161/G004.