



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

IDENTIFICATION			
MEAD ID:	99579	ACTION:	N/A
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: (View)		CONTRACTOR:	
LAST MODIFIED:	06/13/2006		

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 New Life Assembly of God Church required for construction and operation of a portion of the Metrorail Blue Line Extension to Largo Town Center.

ORIGINATION			
INITIATOR		DEPARTMENTAL APPROVAL	
MARK MEISTER on 06/08/2006		Approved by THOMAS , EDWARD 06/21/2006	
PHONE: 202-962-1589	OFFICE: LAND	DEPT:	Secretary and Chief of St

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
PRMT (7410)	JACKSON, LUCY	Approved 06/12/2006
LAND (7310)	MALASKY, GARY	Approved 06/11/2006
(1120)	MONEME, EMEKA	Re-assigned 06/12/2006
CONS (4210)	HAGGINS, JAMES	Approved 06/15/2006
CONS (4210)	HAGGINS, JAMES	Approved 06/15/2006
(8110)	THOMAS, EDWARD	Approved 06/21/2006
COUN (1410)	O'KEEFFE, CAROL	Approved 06/22/2006
(1120)	MONEME, EMEKA	Approved 06/22/2006

FINAL APPROVALS	
OFFICE	NAME/ACTION
JOINT_DEV	EMEKA MONEME (Not Yet Approved)
PLN_DEV_CMTE	Approved for CONS by JAMES HAGGINS on 06/15/2006
PLN_DEV_CMTE	Approved for CONS by JAMES HAGGINS on 06/15/2006
BEMR	Approved for GOVR by DEBRA JOHNSON on 06/21/2006
JOINT_DEV	Approved for by EMEKA MONEME on 06/22/2006
GM	Approved for GMGR by GMGR CEO on 07/06/2006
BOARD	BOARD WMATA (Not Yet Approved)



Washington Metropolitan Area Transit Authority  
**METRO ELECTRONIC ACTION  
 DOCUMENT**

**NARRATIVE**

**DISCUSSION:**

Pursuant to ENGA Certification No. P1330, the Authority initiated negotiations to acquire property owned by the New Life Assembly of God Church 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 \$143,821, representing the Authority's estimate of the fair market value of the required property interests, was deposited into the Registry of the Court.

After extensive negotiations, the parties have reached agreement on a proposed settlement in the amount of \$360,000, inclusive of interest, for the property. The settlement total is comprised of the original deposit of \$143,821 and an additional \$216,179 in cash to the owner ( $\$360,000 - \$143,821 = \$216,179$ ) 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 \$360,000 plus interest and litigation costs. The owners are prepared to testify at trial to a value of \$2,000,000 for the required property interests.

**IMPACT ON FUNDING:**

Budget: FY2006 System Expansion Program  
 Line: Largo Extension and Parking  
 Project Title: Real Estate  
 Page: 240

**BUDGET INFORMATION**

Budget Amount: \$20,238,718.00  
 This Action: \$216,179.00  
 Prior Obligations: \$19,874,460.00  
 Subtotal: \$20,090,639.00  
 Remaining Budget: \$148,079.00

**RECOMMENDATION:**

That the Board approve the deposit of an additional \$216,179 into the Registry of the Court in settlement of the condemnation proceedings for the subject property.