

Overview of Uptown Right-of-Way Acquisition Process

Planning Phase

1. Define the right-of-way needed through preliminary design of the project;
2. Obtain surveys for right-of-way needed; and
3. Meet with property owners to discuss the project, the right-of-way to be acquired, and the acquisition process.

Independent Appraisals

4. Secure independent appraisals estimating compensation for the right-of-way to be acquired; and
5. Secure review appraisals by a second independent appraiser.

Review and Negotiation

6. All appraisals are reviewed by the Right-of-Way Committee and Special Outside Counsel to the Board of Directors;
7. All acquisitions with Board Member ownership or direct involvement will be identified;
8. Right-of-way Committee recommends offers to the full Board of Directors for consideration and informs the Board of any Board member ownership or direct involvement;
9. All compensation estimates over \$500,000 must be reviewed and approved by the Federal Transit Administration before offers can be made;
10. The Board authorizes offers based upon the appraisals and after consultation with Special Outside Counsel;
11. Board members with ownership or direct involvement will be required to disclose of involvement and abstain from voting; and
12. Negotiations with property owners for purchase of right-of-way tracts begin.

Purchase

13. If negotiations are successful, the Board will be asked to approve and authorize all purchases and compensation amounts;
14. Special Counsel to the Board will render fairness opinions on all transactions involving Board Members and on any other transaction requested by the Board;
15. Properties will be purchased and deeded to the City of Houston; and

16. Any properties that cannot be voluntarily purchased will be referred to the City of Houston for possible acquisition by eminent domain.