

## Uptown Houston Right-of-Way Acquisition

As a public agency, Uptown Houston is governed by strict laws and regulations on how property is acquired for public projects. Objectives of the process are:

1. We must represent the public interest in acquiring property without overpaying the property owner.
2. We must recognize private property owners rights, and ensure that they are fairly and justly compensated for their acquired property.
3. We acquire property by following local, state and federal rules and regulations in a transparent, fair and legal process.

Uptown goes beyond the letter and spirit of the laws governing right-of-way acquisition.

# 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.

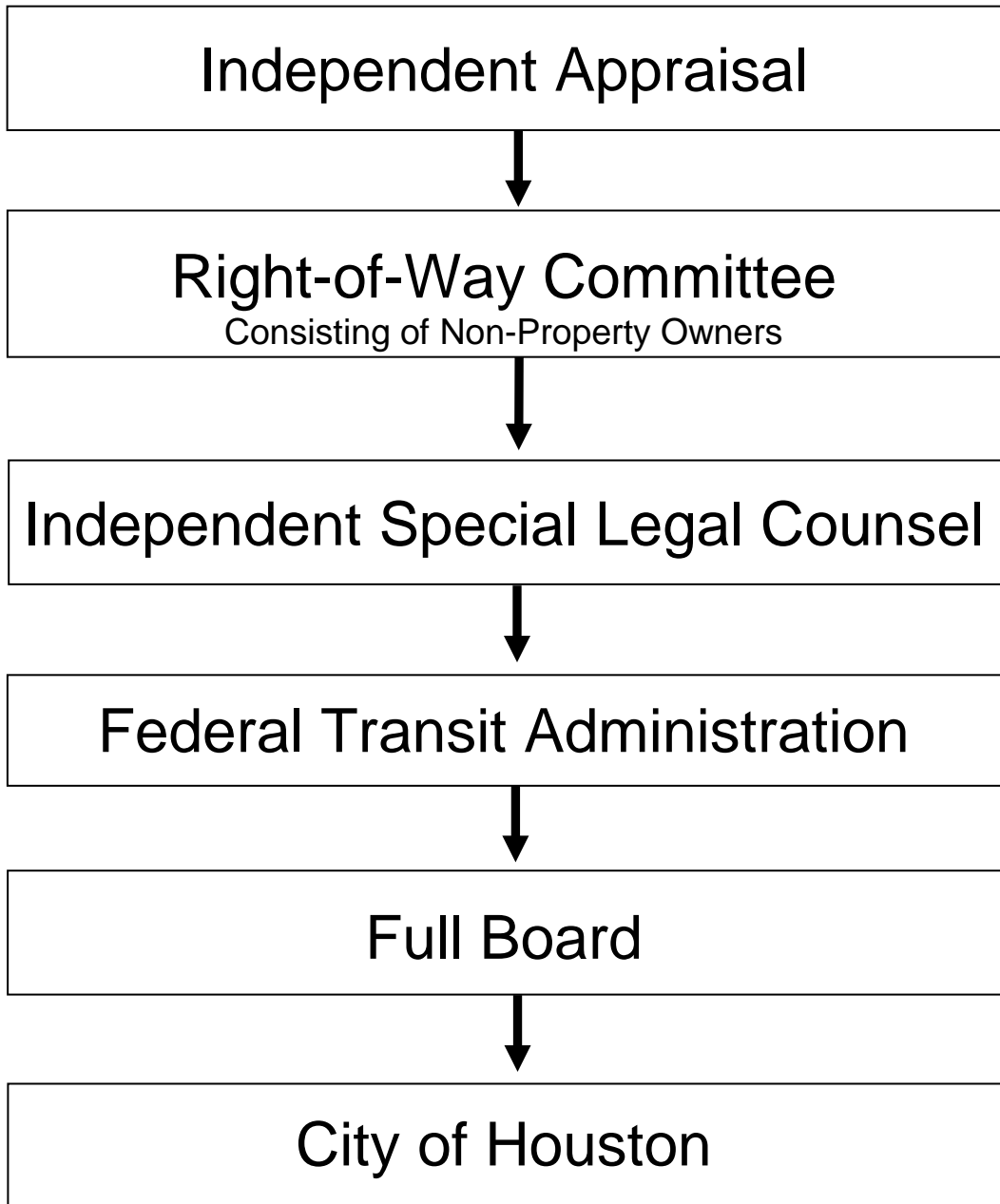
## Review and Negotiation

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. The Board authorizes offers based upon the appraisals and after consultation with Special Outside Counsel;
10. Board members with ownership or direct involvement will be required to disclose of involvement and abstain from voting;
11. All compensation estimates over \$500,000 must be reviewed and approved by the Federal Transit Administration before offers can be submitted; 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.

**Levels of Oversight  
Right-of-Way Acquisition**



# Post Oak Boulevard Dedicated Bus Lanes

April 20, 2015

## Project Approval Milestones

**Houston – Galveston Area Council** - On May 13, 2013 the Houston – Galveston Area Council’s Transportation Policy Committee votes to include the Post Oak Boulevard Dedicated Bus Lanes and the Bellaire / Uptown Transit in the Regional Transportation Improvement Program. The project received a Federal Transit Administration grant in the amount of \$62,000,000.

**City of Houston** - On January 21, 2015 the City of Houston by a 17 – 0 vote of City Council approved the Uptown TIRZ’s 2015 budget and five year Capital Improvement Program specifically including funds for the Dedicated Bus Lanes Project.

**Right-of-way Acquisition** - On January 24, 2015 the Board of Directors authorized staff to make offers on rights-of-way needed for the construction of the Post Oak Boulevard Dedicated Bus Lanes project. To date offers have been made on 27 of the 33 needed parcels.

**Texas Transportation Commission** - On March 19, 2015 the Texas Transportation Commission confirmed its commitment to the implementation of the West Loop Dedicated Bus Lane Project.

**First Construction Contract** - On April 22, 2015 Board awarded first construction contract associated with the Dedicated Bus Lane project. The construction of a new sanitary sewer line along Post Oak Boulevard running north from Westheimer to Uptown Park Boulevard will begin in May of 2015.