



CITY OF SUGAR LAND

Engineering Department

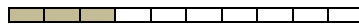
CIP Project Number: AP1002

Title: Smithville Land Acquisition

Project Phase: Survey and Appraisal Services

% of Phase Completion

Land



Cost for this Phase: \$ 7,500 (5% sponsor share)

Funding Sources: Airport Revenues

Project Manager: Phillip Savko/TxDOT Aviation

Contractor: N/A

Consultant: Jacobs

Project Description: Purchase approximately 96 acres of land adjacent to the southeast corner of the Sugar Land Regional Airport. Land is currently used for prison guard housing and farmland. The structures are unusable and will be removed, and the area is proposed to be used for executive hangar sites.

Justification: Approximately 16 acres of this land is needed for the relocation of the parallel taxiway, to meet current FAA separation requirements. The southernmost portion of the land floods, has no highway access, and its highest and best use is as a drainage retention area. The remaining land will be used for Airport Development.

Updates: September 2009 – Project was approved for funding. Airport is in receipt of a grant from TxDOT Aviation in the amount of \$150,000 (5% sponsor share of \$7500) for the purpose of survey and appraisal services to purchase TDCJ Smithville tract and planning services for an EA (environmental assessment) and EDDA (environmental due diligence audit) at the Airport.

October 2009- TxDOT has contracted with Jacobs to perform EA. Sponsor (City/Airport) is to secure access to property for contractor.

November 2009 – Mayor/City Management/Staff met with prison to discuss access. Staff (Dale Rudick) will write letter to request access.

December 2009 – Letter to request access was sent to TDCJ on 12/7/09. TDCJ requested electronic copy of right of entry form. Staff (Dale Rudick) will follow up with TDCJ after the first of the year.

January 2010 – Received signed access request form from TDCJ on January 21. Forwarded to City Manager for signature.

February 2010 – Forwarded fully executed access request form to TDCJ on February 1. E-mailed copy of access request form to TxDOT Aviation to forward to the environmental consultant.

March 2010 – Environmental consultant notified the TDCJ Warden and received permission to access the property for the wetlands assessment in March. The evaluation will be sent to Airport staff and TxDOT Aviation concurrently.

April 2010 – Airport staff received a copy of the wetlands assessment. The next step in the process is the environmental assessment.

May 2010 – Environment Due Diligence Audit (EDDA) in progress.

June 2010 – Draft Environment Due Diligence Audit (EDDA) submitted and comments returned to consultant by Airport staff.

July 2010 – Final Environment Due Diligence Audit (EDDA) submitted to TxDOT Aviation, with copy to Airport staff. Appraisal in progress (expected delivery within 120 days).

August 2010 – Appraisal in progress (expected delivery within 90 days).

September 2010 – The final Environment Due Diligence Audit (EDDA) was submitted to TxDOT Aviation in July, with a copy to Airport staff. The EDDA indicates that there are no known hazards on the site. The EDDA recommends that an asbestos survey be undertaken if the residences on the property are demolished, and that if any excavation is performed on the site, that any underground hazards be removed in accordance with applicable regulations. The Property Appraisal is in progress (expected delivery November 2010).

SEE MAP BELOW



Approximate Limits of
Smithville Property



City of Sugar Land
Capital Improvement Program

**AP1002
Smithville Property
Land Acquisition**

