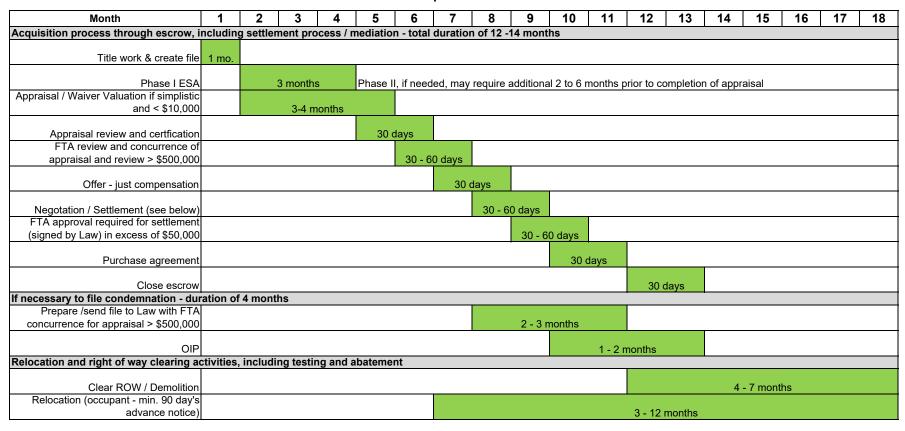
## **Real Estate Acquisition Process Timeline**



## **NOTES ON SETTLEMENT:**

Claims Committee or mediation should be considered if an agreement is not reached and timing permits (based on schedule) prior to filing condemnation

Claims Committee through City of Phoenix Law Department is authorized to approve settlement amounts up to \$25,000

Mediation - American Arbitration Association, City Council Resolution 19813, available for items not settled through Claims Committee if approved by acquisition ordinance

- \* Settlements reached through mediation may require Claims Committee and City Council Approval
- \* Settlements exceeding \$50,000 require FTA approval; threshold may be increased, approved on project basis
- \* Settlements in excess of \$25,000 require Phoenix City Council approval through Executive Session
- \* Settlements exceeding \$8,600 require City Council approval through a payment ordinance

## NOTES ON CONDEMNATION:

\* Condemnation may be considered if agreement not reached within 30-days after offer and schedule does not permit time for continued negotations <u>OIP</u> - Order of Immediate Possession provides legal right to enter property upon judge granting OIP and posting of bond; bond should be posted at filing

\*\*All FTA threshold limits may be increased for project with FTA concurrence