

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 181-2023

Introduced: November 6, 2023

Auditor: Rebecca Gold

Fiscal Impact:

The fiscal impact of this legislation is expected to be an estimated \$63,100 in expenses to the Department of Public Works. This amount is derived from the difference in the cost of executing the proposed land exchange versus acquiring the needed easements outright.

The County has proposed to convey and receive land in what will be considered an exchange of equal value, according to the Department of Finance (Finance). The County will not pay any consideration for the exchange but will be responsible for preparation of the title work, which is estimated to cost \$68,000, according to the Chief of the Real Estate Services Division (Chief). See an itemization of these estimated title costs in **Attachment A**.

If the County does not move forward with this land exchange, the County will need to pay fair consideration for the value of several easements. The Chief indicated that the easements were worth a total of approximately \$4,900 as of Calendar Year 2021.

Purpose:

This legislation proposes a land swap with Our Lady's Center, Inc. (the Center). The County will convey County property (0.376 acres of land on Rogers Avenue) to the Center in exchange for the Center granting the County 0.548 acres and several easements. The easements will include a 10-foot public sewer and utility easement, a public access easement, and temporary construction easements for use during work on Capital Project S6283 – Sucker Branch Sewer Interceptor Project.

Other Comments:

Per the Chief, the County must acquire easements for Capital Project S6283 to move forward. The Center has agreed to grant the requisite easements to the County at no consideration, contingent on the land exchange occurring, but will require fair compensation from the County if the desired land swap does not go through. The Center wants ownership of the 0.376-acre parcel so that it may continue using the land for parking. The County intends to leave its newly acquired 0.548-acre parcel as passive open space.

The Chief indicated that appraisals will not be conducted on either parcel involved in the land exchange. The Chief stated that the exchange is a mutually beneficial transaction, and the cost of the appraisals would be an unnecessary expense.

Attachment A

Estimated Title Costs

Plat Service	Amount
Project management, plat review, presentation exhibit preparation	\$ 25,750
Survey services, plat preparation	35,500
Permitting assistance/compliance	6,750
Total	\$ 68,000

Source: Chief of the Real Estate Service Division, Department of Public Works

These costs include the title research sufficient to create both the County-owned and Center-owned plats.