



Case Settled for \$17,700,000
\$122,917 per Unit

Condemnation Case Management Galleria Palms Apartments

Heitman Capital Management selected **ACS** to manage every aspect of the partial condemnation of Galleria Palms Apartments at I-10 & US-60. Original ADOT proposed taking was 14 Buildings, 208 Units. Mission was to minimize the loss of asset value. Final Take: 10 Buildings, 144 Units.

ACS services and responsibilities:

- Coordinated meetings with ADOT to determine extent of the intended taking.
- Developed a Condemnation Case Management plan, estimated budget and preliminary timeline.
- Assembled a strategic team of engineers which identified an alternative plan for the freeway design impacting Galleria Palms. Presented the plan to ADOT and obtained approval which saved 4 Buildings, 64 Units; preserving the interior loop road access and **saving \$7,866,667 in tax payer funds.**
- Prepared cost impact evaluations to determine Cost to Cure alternatives and prepared formal materials to be presented to ADOT.
- Presented Cost to Cure proposals and coordinated meetings and negotiations with ADOT.
- Coordinated Lender Activities – negotiation and structure of Fannie Mae partial pay down of loan and reconstruction escrow agreement.
- Coordinated all Entitlement Issues including: RePlat, Site Plan Amendment, and Construction Permits.
- Prepared, distributed and reviewed the RFP for reconstruction of Galleria Palms along the ADOT Take line.
- Coordinated, on behalf of Owner, the ADOT demolition of Take area and reconstruction of Galleria Palms.
- In conjunction with Owner and Attorney, coordinated formal condemnation activities.

"I've never seen anything this well managed in my 25 years of practicing condemnation law. You will have saved our client untold thousands of dollars with regard to the ADOT partial taking of Galleria Palms Apartments."

**Jim Braselton, Attorney
Dickinson Wright**

"Rose, your ability to lead us through the Arizona condemnation process was crucial to our successful settlement with ADOT. You identified the impacts to our property, assembled the team for redevelopment and managed the project through reconstruction. Thank you for helping us preserve Galleria Palms Apartments. We will welcome your development skills on any one of our projects in the future."

**Paul Rezents
Sr. Vice President
Heitman Capital Management**

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