



Council
Communication
Office of the City Manager

Date	May 7, 2007
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Agenda Item No.	14
Roll Call No.	<u>07-</u>
Communication No.	<u>07-277</u>
Submitted by: Jeb E. Brewer, P.E., City Engineer	

AGENDA HEADING:

Resolution establishing Fair Market Value for Multiple Properties for the East 14th Street Widening – Arthur Avenue to East Tiffin Avenue Project by gift, negotiation, or condemnation.

SYNOPSIS:

Recommend approval of Fair Market Values. This action establishes fair market values and approves acquisition of property interests for the East 14th Street Widening – Arthur Avenue to East Tiffin Avenue Project. This action is required by State law before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain.

FISCAL IMPACT:

Amount: \$843,300, plus closing costs and relocation expenses

Funding Source: 2007-08 CIP, Street Improvements, East 14th Street Widening – East Sheridan Avenue to East Ovid Avenue, STR223, Page Street-14 (Approximately 75% of all project costs will be funded with state and federal funds).

ADDITIONAL INFORMATION:

The recommended fair market values listed below are based on independent appraisals, and the appraisals have been reviewed by the Iowa Department of Transportation. This project provides for the installation of a continuous left-turn lane on East 14th Street within the widening limits, installation of left turn lanes on E. Hull Avenue at E. 14th Street, and installation of new traffic signals at E. Hull Avenue, Grandview Avenue, and at either Morton Avenue or E. Sheridan Avenue. The widening project will be completed in conjunction with a separate Iowa DOT resurfacing project on East 14th Street between Garfield Avenue and NE 43rd Avenue.

Robert P. Farley is the owner of the business at 2914 East 14th Street, which has been appraised at \$55,000 for a Permanent Easement for Street Right-of-way and Temporary Easement for Construction. The Iowa Department of Transportation has reviewed the appraisal and concurs with the recommendation to make an offer for a total acquisition, due to the effect on access and reuse of the property after the completion of the project. The appraised value of the entire property is \$107,000 and the City will make a voluntary offer for a total acquisition. If a mutual agreement is not reached for acquisition of the entire property, then the City will only be able to proceed with the permanent and temporary interests described above.

James V. Thrasher Trust is the owner of the business at 3012 East 14th Street, which has been appraised at \$328,000 for a total acquisition. The storage building at the northwest corner of Hull Avenue and E. 14th Street and a portion of the main office/warehouse building are located within the construction limits of the project and will need to be removed. The property owner has expressed an interest in retaining ownership of the remaining property not needed for the project, but the owner would need to remove the portion of the main office/warehouse building prior to letting the construction contract for the project. If a mutual agreement is not reached for a partial acquisition of the property, then the City will need to proceed with a total acquisition in order to construct the project.

Rich Eychaner is the owner of the business at 1348 Richmond Avenue, which has been appraised at \$28,300 for a partial fee strip acquisition and temporary easement for property adjustment. No buildings at this location will need to be acquired or relocated as part of the project.

Marva K. Overton is the owner of the business at 3020 East 14th Street, which has been appraised at \$122,000. The property will be acquired in total and the business will be relocated as part of the project.

David Wright is the owner-occupant of the residence at 1356 Arthur Avenue, which has been appraised at \$80,000. The property will be acquired in total and the owners will be relocated as part of the project.

Arnold R. & Geraldine A. Howard are the owner-occupants of the residence at 1357 East Sheridan Avenue, which has been appraised at \$84,000. The property will be acquired in total and the owners will be relocated as part of the project.

Julie Teasdale and Mahlon K. Gragen are the owner-occupants of the residence at 1358 Boyd Street, which has been appraised at \$94,000. The property will be acquired in total and the owners will be relocated as part of the project.

PREVIOUS COUNCIL ACTION(S):

Date: February 26, 2007

Roll Call Number: 07-340

Action: [Authorization](#) to proceed with acquisitions of necessary right-of-way and easements for E. 14th Street Widening-Arthur Avenue to East Tiffin Avenue Project. ([Council Communication No. 07-101](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: September 12, 2005

Roll Call Number: 05-2167

Action: Approving and authorizing the Iowa Department of Transportation Predesign Agreement for E. 14th Street (U.S. 69) from E. University Avenue to E. Aurora Avenue. ([Council Communication No. 05-512](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Establish Fair Market Value of Additional Properties.