



**Council
Communication**
Office of the City Manager

Date

September 24, 2007

Agenda Item No. 14
Roll Call No. 07-
Communication No. 07-578
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Resolution establishing Fair Market Value and Authorizing Acquisition of Property Located at 200 Southeast 3rd Street for the Southeast Connector Project – Southwest Second to Southeast Sixth Street Phase by gift, negotiation, or condemnation.

SYNOPSIS:

Approval of Fair Market Value of property located at 200 Southeast 3rd Street. This action establishes fair market value and approves acquisition of property interests for the Southeast Connector Project – Southwest Second to Southeast Sixth Street Phase. State law requires this action before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain.

FISCAL IMPACT:

Amount: \$193,700 plus closing costs and relocation expenses

Funding Source: 2007-08 CIP, Street Improvements, SE Connector – SW 2nd to SE 6th, STR214, Page – Streets 41.

ADDITIONAL INFORMATION:

Mid-America Development Company, (Teresa A. Wahlert President), 4700 Westown Parkway, Suite 303, West Des Moines, IA 50266, is the owner of the business located at 200 SE 3rd Street, which has been appraised at \$193,700 for a permanent easement for street right-of-way and temporary easement for construction. This acquisition will not require relocation of the existing business, but the appraised value includes compensation for replacing the loss of an outdoor storage area.

This project provides for four-lane extension of the east/west segment of Martin Luther King Jr. Parkway across the Des Moines River to S.E. Sixth Street. The project will improve access to the central business district, reduce traffic congestion, noise, and pollution, and provide better access for industrial areas in the central city. Negotiations to acquire the above property interests will not commence until the City receives authorization to proceed with the project from the Iowa Department of Transportation (DOT).

PREVIOUS COUNCIL ACTION(S):

Date: April 25, 2005

Roll Call Number: [05-969](#)

Action: [Authorization](#) to proceed with acquisition of the necessary right-of-way and easements for the SE Connector Project from SW 2nd Street to SE 14th Street. 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