



Council Communication

Office of the City Manager

Date

January 7, 2008

Agenda Item No. 12
Roll Call No. 08-
Communication No. 08-014
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Resolution establishing fair market value and authorizing acquisition of multiple properties for the Southeast Connector Project – Southwest Second to Southeast Sixth Street.

SYNOPSIS:

Approval of fair market values. 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. Only one other property remains to be appraised for this project between SW 2nd to SE 6th. The appraised value will be submitted to the City Council on January 28, 2008 for fair market value approval.

FISCAL IMPACT:

Amount: \$956,500 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:

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. On November 9, 2007, the City received authorization from the Iowa Department of Transportation (IDOT) to commence acquisition of all necessary property interests for this project. The properties listed below have been appraised by an independent appraiser and the appraisals have been approved by the IDOT. Only one other property remains to be appraised for this project and will be submitted to the City Council on January 28, 2008 for approval of the property's fair market value.

Arthur C. Hedberg, Jr. is the owner-occupant of Hedberg and Son Roofing construction business located at 421-423 SE 4th Street, which has been appraised at \$48,500 for a Total Fee Acquisition. This acquisition will require relocation of the existing business and will be eligible for additional relocation payments.

Wesley Investments, Inc, Natalie Pagliai, President, 7252 NE Berwick Drive, Ankeny, Iowa, 50021, is the owner of vacant lots located at 413-415 SE 5th Street and 508 Allen Street, which have been appraised at \$69,000 for a Total Fee Acquisition. This acquisition will not require relocation.

Benjamin and Louis Zenti are the owners of property located at 401-407 SE 4th Street, which has been appraised at \$450,000 for a Total Fee Acquisition. The property is tenant-occupied by Cee-Ver Products, Inc., Benjamin and Louis Zenti, Directors. This acquisition will require relocation of the existing business and will be eligible for additional relocation payments.

Two Rivers Development, LC, Louis Rizzuti, Mark Bockenstedt, and Don Davis, 3231 Maple Court, Waukee, Iowa 50263, is the owner of properties located at 412-418 SE 3rd Street and 300 Allen Street, which has been appraised at \$137,000 for a Total Fee Acquisition. The warehouse on the property is tenant-occupied by Nick Wentland for use as a recording studio and Data Input Services, owned by Georgia Pierson. This acquisition will require relocation of both businesses and will be eligible for additional relocation payments.

Katherine Halloran, doing business as Wyoming 302, is the owner of the residential property located at 417 SE 3rd Street, which has been appraised at \$52,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owners and will be eligible for additional relocation payments.

Robert F. and Ruth Davis are the owners of the residential property located at 451 SE 2nd Street, which has been appraised at \$71,000 for Total Fee Acquisition. This acquisition will require relocation of the property owners and will be eligible for additional relocation payments.

Catherine Starks is the owner of the residential property located at 215 Raccoon Street, which has been appraised at \$23,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and will be eligible for additional relocation payments.

Lena M. Thomas is the owner of the residential property located at 420 SE 3rd Street, which has been appraised at \$35,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and will be eligible for additional relocation payments.

John M. Finney is the owner of the residential property located at 419 SE 3rd Street, which has been appraised at \$24,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and will be eligible for additional relocation payments.

Onimosso J. Zepeda is the owner of the residential property located at 416 SE 4th Street, which has been appraised at \$47,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and will be eligible for additional relocation payments.

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 one additional property and submit to Council on January 28, 2008 for fair market value approval