



Council Communication

Office of the City Manager

Date

March 10, 2008

Agenda Item No. 18
Roll Call No. 08-
Communication No. 08-116
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Southeast Connector Project – SE 6th Street to SE 14th Street.

SYNOPSIS:

Approval of fair market values. This action establishes fair market value of property interests for the Southeast Connector Project – SE 6th Street to SE 14th Street. 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: \$400,650

Funding Source: 2007-08 CIP, Street Improvements, SE Connector – SE 6th to SE 14th, STR219, Page Street Improvements – 40.

ADDITIONAL INFORMATION:

This project provides for a four-lane extension of the east/west segment of Martin Luther King, Jr. Parkway across the Des Moines River to SE 14th 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 those appraisals have been reviewed by an independent appraiser.

Kenneth K. Coughlin is the owner of the residential property located at 422 SE 9th Street, which has been appraised at \$54,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Jose H. Rincon is the owner of the residential property located at 423 SE 9th Street, which has been appraised at \$52,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Rosa Torres is the owner of the residential property located at 422 SE 10th Street, which has been appraised at \$52,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Mary Thrasher is the owner of the residential property located at 1004 Allen Street, which has been appraised at \$70,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Mabel B. Nicolino Estate, Sam J. Nicolino, Jr., Executor, is the owner of a vacant lot located at 620 Allen Street, which has been appraised at \$38,000 for a Total Fee Acquisition. This acquisition will not require relocation.

Walter J. and Carolyn L. Riley are the owners of vacant lots located at 400, 408, and 415 SE 7th Street, which have been appraised at \$43,500 for a Total Fee Acquisition. This acquisition will not require relocation.

John Virden Estate and Mildred Virden are the titleholders of property located at 718 Allen Street which is being purchased on contract by Sheltering Rock Church. This property has been appraised at \$80,500 for a Total Fee Acquisition. This acquisition will require relocation of the existing church and the owner will be eligible for additional relocation payments.

Christine Thompson Estate, Pamela Jones, Executor, is the owner of a vacant lot located on the south side of the 600 block of Raccoon Street between SE 6th and SE 7th Streets, which has been appraised at \$10,650 for a Total Fee Acquisition. This acquisition will not require relocation.

PREVIOUS COUNCIL ACTION(S):

Date: April 25, 2005

Roll Call Number: 05-969

Action: Authorization to proceed with acquisition of 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: NONE

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