



Council Communication

Office of the City Manager

Date

March 24, 2008

Agenda Item No. 16
Roll Call No. 08-
Communication No. 08-163
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:

Recommend 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. This action also authorizes payments for relocation assistance, in accordance with state and federal regulations.

FISCAL IMPACT:

Amount: \$403,000 plus closing costs and relocation assistance payments.

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 the appraisals have been reviewed and approved by IDOT.

Beryl S. Fisher is the owner of the residential property located at 416 SE 8th Street, which has been appraised at \$56,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Julian Pinon is the owner of the residential property located at 423 SE 8th Street, which has been appraised at \$76,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Cindy Gay is the owner of the residential property located at 415 SE 8th Street, which has been appraised at \$33,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

John F. Virden Estate and Mildred V. Virden are the titleholders of the residential property located at 413 SE 8th Street, which has been appraised at \$34,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Giang T. Nguyen is the owner of the residential property located at 1012 Allen Street, which has been appraised at \$63,000 for a Total Fee Acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

First Contract, Inc. is the titleholder of the commercial property located at 425 SE 7th Street, which is being purchased on contract by Gonzalo Ortiz. This property has been appraised at \$110,000 for a Total Fee Acquisition. This acquisition will require relocation of the existing automotive repair business and the owner will be eligible for additional relocation payments.

“A” Diversified Service, Inc. is the titleholder of the commercial zoned property located at 710 Allen Street, which has been appraised at \$31,000 for a Total Fee Acquisition. This property is improved with a 24’X30’ Garage and the owner will be eligible for additional relocation payments for the cost of moving any personal property.

PREVIOUS COUNCIL ACTION(S):

Date: January 28, 2008

Roll Call Number: [08-133](#)

Action: [On](#) intent to acquire property located at the southwest corner of SE 7th Street and Raccoon Street and authorize acquisition of private property interest from multiple property owners for the SE Connector Project – SE 6th Street to SE 14th Street, (2-11-08). Moved by Kiernan to adopt. Motion Carried 7-0.

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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