

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	January 26, 2009
	Agenda Item No. 21 Roll Call No. <u>09-</u> Communication No. <u>09-041</u> Submitted by: Jeb E. Brewer, P.E City Engineer	

AGENDA HEADING:

Resolution establishing fair market value of property interests to be acquired from the property located at 501 Allen Street for the Southeast Connector Project – SW Second Street to SE Sixth Street.

SYNOPSIS:

Recommend approval of fair market value in the amount of \$31,600 for a partial fee acquisition, access rights and a temporary construction easement from the property located at 501 Allen Street for the Southeast Connector Project – SW Second Street to SE Sixth Street Segment. Scott Street Enterprises, LC, (Mark Bockenstedt, Owner, P.O. Box 1733, Des Moines, Iowa 50305), is the titleholder of property located at 501 Allen Street. Relocation assistance will not be required as part of this acquisition. State law requires this action before the City can proceed with an offer to purchase necessary property interests under the threat of eminent domain.

FISCAL IMPACT:

Amount: \$31,600 (plus closing costs)

Funding Source: 2008-09 CIP, Street Improvements, Southeast Connector – SW 2nd to SE 6th, STR214, Page – Street Improvements - 38.

ADDITIONAL INFORMATION:

On April 25, 2005, by Roll Call No.05-069, the City Council of the City of Des Moines authorized acquisition of the necessary right-of-way and easements for the Southeast Connector Project from SW 2nd Street to SE 14th Street.

This project provides for 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 property listed below has been appraised by an independent appraiser and the appraisal has been reviewed by the Iowa Department of Transportation (IDOT).

Scott Street Enterprises is the titleholder of property located at 501 Allen Street. The property interests required for the project have been appraised at \$31,600 for a partial fee acquisition of 0.03 acres in the northwest corner of the property, access rights along 131.37 feet of street frontage along Allen Street, and a 0.22 acre temporary construction easement along Allen Street and SE 5th Street.

SE 5th Street will be a dead end street on the south side of the Southeast Connector, and the acquisition of these property interests will allow the City to construct a turnaround to accommodate local traffic and emergency vehicles. Access to Allen Street will also be eliminated as part of the project.

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.

Date: March 7, 2005

Roll Call Number: 05-530

Action: Execution of Iowa Department of Transportation Agreement. (Council Communication No. 05-098) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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