

 <p style="text-align: center;"><b>Council</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b>	December 20, 2010
	<b>Agenda Item No.</b>	<b>15</b>
	<b>Roll Call No.</b>	<b><u>10-2064</u></b>
	<b>Communication No.</b>	<b><u>10-747</u></b>
	<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E.</b> <b>City Engineer</b>

**AGENDA HEADING:**

Resolution establishing fair market value of multiple properties for the Southeast Connector Project – SE 9th Street to SE 15th Street.

**SYNOPSIS:**

Recommend approval of fair market values. This action establishes fair market value of property interests for the Southeast Connector Project – SE 9<sup>th</sup> Street to SE 15<sup>th</sup> 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: \$386,000 plus closing costs and relocation assistance payments.

Funding Source: 2010-11 CIP, Street Improvements, Southeast Connector – SE 6<sup>th</sup> to SE 14<sup>th</sup>, STR219, Page Street Improvements – 41 and 2010-11 CIP, Street Improvements, Southeast Connector – SE 14<sup>th</sup> to SE 18<sup>th</sup>, STR219, Page Street Improvements – 42.

**ADDITIONAL INFORMATION:**

This project provides for a four-lane extension of the Southeast Connector and east/west segment of Martin Luther King, Jr. Parkway from SE 9<sup>th</sup> Street to SE 15<sup>th</sup> Street. This 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 August 12, 2010, 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 and the appraisals have been reviewed and approved by independent appraisers.

Robert F. Etzel is the owner of the industrial property located at 1101 Raccoon Street, which has been appraised at \$105,000 for a total fee acquisition. This property is improved with a concrete frame warehouse building that is used to store pallets, and the owner will be eligible for additional relocation payments for the cost of moving any personal property.

Union Pacific Railroad is the owner of vacant land consisting of multiple abandoned railroad parcels located between SE 10<sup>th</sup> Street and SE 15<sup>th</sup> Street, which has been appraised at \$67,000 for a total fee acquisition. This acquisition will not require relocation assistance.

Burlington Northern Santa Fe Railroad is the owner of vacant land consisting of multiple parcels of excess railroad right-of-way located between SE 12<sup>th</sup> Street and SE 15<sup>th</sup> Street, which has been appraised at \$159,000 for a partial fee acquisition. This acquisition will not require relocation assistance.

Carbondale Investment Company is the owner of vacant land consisting of eight non-contiguous parcels located between SE 14<sup>th</sup> Street and SE 15<sup>th</sup> Street. The property has been appraised at \$55,000 for a total fee acquisition. This acquisition will not require relocation assistance.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 25, 2010

Roll Call Number: 10-1786

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the SE Connector – SE 14<sup>th</sup> Street to SE 30<sup>th</sup> Street. Moved by Meyer to adopt. Motion Carried 7-0.

Date: January 28, 2008

Roll Call Number: 08-133

Action: [On](#) intent to acquire property located at the southwest corner of SE 7<sup>th</sup> Street and Raccoon Street and authorize acquisition of private property interest from multiple property owners for the SE Connector Project – SE 6<sup>th</sup> Street to SE 14<sup>th</sup> 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 2<sup>nd</sup> Street to SE 14<sup>th</sup> 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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