

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 29, 2011
	Agenda Item No. 16 Roll Call No. <u>11-1439</u> Communication No. <u>11-545</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property located in the vicinity of 1610 Scott Avenue for the Southeast Connector Project - SE 14th Street to SE 30th Street and for the Municipal Service Center – Phase I Project.

SYNOPSIS:

Recommend approval of fair market value. This action establishes fair market value of property for the Southeast Connector Project – SE 14th Street to SE 30th Street and for the Municipal Service Center – Phase I Project. 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: \$1,673,000 plus closing costs and relocation assistance payments.

Funding Source: \$638,000, 2011-12 CIP, Page Street – 15, Fed Title-23 Land Sales, STR500 and \$1,035,000 – 2011-12 CIP, Page Municipal Building - 12, Municipal Service Center, BLD124

ADDITIONAL INFORMATION:

This segment of the Southeast Connector Project will create a new multi-lane, major arterial roadway connecting the Martin Luther King, Jr. Parkway terminus at SE 14th Street to the Vandalia Road/US 65 Bypass interchange. The Southeast Connector will provide the City a safe, efficient and direct route from downtown to the US 65 Bypass on the southeast side of the metropolitan area and will help spur economic development along the corridor.

The City currently operates its field services, primarily the Department of Public Works and Park and Recreation, and other services such as Engineering Traffic and Transportation, Housing Services maintenance and satellite maintenance facilities at remote locations, in older buildings and outdated facilities. The Municipal Service Center Project provides for the planning, design and development of a municipal service center. With the relocation of City facilities, there is the opportunity to create City operational efficiencies and contribute to economic development along the SE 14th Street corridor.

A total fee acquisition of the property located at 1610 Scott Avenue, Des Moines, Iowa, owned by Carroll Family Real Estate, LLC and other related entities, is needed for the Southeast Connector Project and the first phase of the Municipal Service Center Project. The property has been appraised at

\$1,673,000 for a total fee acquisition, and the appraisal has been reviewed and approved by independent appraisers. This property is occupied with an auto salvage business and the owners will be eligible for additional relocation payments.



PREVIOUS COUNCIL ACTION(S):

Date: August 8, 2011

Roll Call Number: 11-1390

Action: [On](#) intent to acquire property for Municipal Services and authorize acquisition of necessary property interests from affected property owners for the Municipal Service Center – Phase 1. ([Council Communication No. 11-527](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: 11-1324

Action: [Setting](#) date of hearing on intent to acquire property for Municipal Services and authorize acquisition of necessary property interest from affected property owners for the Municipal Services

Center – Phase 1, (8-8-11). ([Council Communication No. 11-506](#)) Moved by Moore to adopt. Motion Carried 7-0.

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 14th Street to SE 30th Street. Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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