



# Council Communication

Office of the City Manager

<b>Date:</b>	December 5, 2011
<b>Agenda Item No.</b>	14
<b>Roll Call No.</b>	<u>11-2046</u>
<b>Communication No.</b>	<u>11-732</u>
<b>Submitted by:</b>	Jeb E. Brewer, P.E., City Engineer

## AGENDA HEADING:

Resolution establishing revised fair market value of property owned by MM & A Des Moines, LLC for the Grand Avenue over Walnut Creek Bridge Replacement Project.

## SYNOPSIS:

Recommend approval of revised fair market value. This action establishes revised fair market value of property owned by MM & A Des Moines, LLC, 72099 Wineglass Road, Albert Lea, Minnesota, 56007, for the Grand Avenue over Walnut Creek Bridge Replacement Project as a result of revisions required by the review appraisal completed by an independent appraiser. State law requires this action before the City can proceed with an offer to purchase the necessary property interests under the threat of eminent domain. This acquisition will not require relocation assistance.

## FISCAL IMPACT:

Amount: \$21,800 plus closing costs

Funding Source: 2011-12 CIP, Page Bridge/Viaduct – 12, Bridge and Viaduct Improvements, Grand Avenue over Walnut Creek, BRV045.

## ADDITIONAL INFORMATION:

This project provides for the replacement of the structurally deficient and geometrically obsolete bridge on Grand Avenue over Walnut Creek with a new bridge. The recommended fair market values listed below are based on an independent appraisal and review appraisal.

MM & A Des Moines, LLC (previously owned by AA Des Moines, LLC at the time of the original appraisal) is the owner of the commercial property at 6222 Grand Avenue, which has been appraised at \$21,800 for a partial fee acquisition, permanent easement for water main and temporary easement for construction. The property was constructed on a build-to-suit basis for Advanced Auto Parts, which leases the property, so the total appraised value is allocated between the owner and the tenant. The review appraiser detected an error in the original appraisal's calculation of the allocation of the appraised value between the landlord and tenant interests. Therefore, the appraisal has been revised to correct the allocation of the landlord interest for MM & A Des Moines, LLC from \$16,800 to \$12,650 and the tenant interest for Advanced Auto Parts from \$5,000 to \$9,150. The total appraised value of \$21,800 for all interests did not change. This acquisition will not require relocation assistance.



**LEGEND**  
 ■ PROJECT LOCATION  
**GRAND AVENUE OVER WALNUT CREEK BRIDGE REPLACEMENT PROJECT**  
 ▲ NORTH

**PREVIOUS COUNCIL ACTION(S):**

Date: November 7, 2011

Roll Call Number: 11-1868

Action: [Establishing](#) fair market value of various properties for the Grand Avenue over Walnut Creek Bridge Replacement Project. [\(Council Communication No. 11-672\)](#) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: August 29, 2011

Roll Call Number: 11-1528

Action: [Preliminary](#) design for the Grand Avenue over Walnut Creek Bridge Replacement Project with a sidewalk only on the south side of the bridge, two left turn lanes, and an enhanced pedestrian crossing east of the bridge, and authorization to proceed with final design. [\(Council Communication No. 11-539\)](#)

Moved by Hensley to adopt. The City Engineer will pursue design with 1 turn lane and sidewalks on both the north and south. Motion Carried 7-0.

Date: August 8, 2011

Roll Call Number: 11-1363

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the Grand Avenue over Walnut Creek Bridge Replacement Project. ([Council Communication No. 11-520](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: July 11, 2011

Roll Call Number: 11-1229

Action: [From](#) Council Member Skip Moore to discuss configuration of lanes and sidewalks on Grand Avenue Bridge over Walnut Creek Project. Moved by Hensley to refer to the City Manager for review and recommendation. Motion Carried 7-0.

Date: May 18, 2009

Roll Call Number: 09-825

Action: [Shuck-Britson](#), Inc. for evaluation, design and construction phase services for the Grand Avenue over Walnut Creek Bridge Replacement, not to exceed \$267,864. ([Council Communication No. 09-334](#)) Moved by Kiernan to adopt. Motion Carried 6-1. Absent: Cownie.

Date: March 24, 2008

Roll Call Number: 08-463

Action: [Approving](#) execution of Iowa Department of Transportation (IDOT) Agreement for Grand Avenue over Walnut Creek Bridge Replacement. ([Council Communication No. 08-159](#)) Moved by Vlassis to adopt. Motion Carried 7-0

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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