

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> January 9, 2012
	<b>Agenda Item No.</b> 11 <b>Roll Call No.</b> <u>12-0025</u> <b>Communication No.</b> <u>12-011</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Resolution establishing fair market value of multiple properties for the Southeast Connector Project – SE 15th Street to SE 23rd Street.

**SYNOPSIS:**

Recommend approval of fair market values. This action establishes fair market value of property interests for the Southeast Connector Project – SE 15th Street to SE 23rd Street segment. 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: \$1,042,900 plus closing costs and relocation assistance.

Funding Source: 2011-12 CIP, Page Street - 36, Southeast Connector-SE 14th to SE 30th Street, STR249, GO Bonds; Iowa Department of Transportation (IDOT) RISE Funds.

**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 15th Street to SE 23rd 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 October 11, 2011, the Transportation Commission approved the City’s Revitalize Iowa’s Sound Economy (RISE) Grant Application. The properties listed below have been appraised and the appraisals have been reviewed and approved by independent appraisers.

Pine Ridge Real Estate, LLC is the owner of the industrial property located at 1700 Scott Avenue, which has been appraised at \$63,700 for a partial fee acquisition. This property is improved with an industrial building and is currently leased to C & C Realty, LLC. This acquisition will not require relocation assistance.

Hawkeye Land Company is the owner of vacant land located along the north side of Scott Avenue, which has been appraised at \$14,400 for a partial fee acquisition. This acquisition will not require relocation assistance.

John E. Godron is the owner of the industrial property located on the northwest corner of Scott Avenue

and SE 18th Street, which has been appraised at \$68,100 for a partial fee acquisition and includes compensation for concrete paving. This property is improved with an industrial building. The owner occupies a portion of the building and a portion of the building and site are leased to various tenants. This acquisition will not require relocation assistance.

Amend Packing Company is the owner of the industrial property located at 410 SE 18th Street, which has been appraised at \$23,300 for a partial fee acquisition. After the acquisition, the site will have less area for truck movement and access to the building, so the appraised value also includes compensation for fill and gravel to allow adequate truck access to prevent a loss in property value. The property is owner-occupied for meat packing use. This acquisition will not require relocation assistance.

Waste Management of Iowa, Inc. is the owner of the property at 201 SE 18th Street, which has been appraised at \$123,400 for a partial fee acquisition and temporary construction easement. The property is improved with various industrial and office buildings used for waste management and recycling services. This acquisition will not require relocation assistance.

The industrial property at 1823 Raccoon Street is owned by Midwest Automatic Fire Sprinkler Company and has been appraised at \$750,000 for a total fee acquisition. The property is improved with a warehouse and office facility used for fabrication of fire protection systems. The property owner will be required to move to a new location and is eligible for relocation assistance.

**SE CONNECTOR -  
SE 15TH STREET TO SE 23RD STREET**



LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	1 - PINE RIDGE REAL ESTATE, LLC
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	2 - HAWKEYE LAND COMPANY
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	3 - JOHN E. GODRON
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	4 - AMEND PACKING COMPANY
<span style="display:inline-block; width:15px; height:15px; background-color:limegreen; border:1px solid black;"></span>	5 - WASTE MANAGEMENT OF IOWA, INC.
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	6 - MIDWEST AUTOMATIC FIRE SPRINKLER COMPANY



**PREVIOUS COUNCIL ACTION(S):**

Date: November 21, 2011

Roll Call Number: 11-1939

Action: [Approving](#) Iowa Department of Transportation (IDOT) RISE Agreement. ([Council Communication No. 11-711](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: November 21, 2011

Roll Call Number: 11-1940

Action: [Approving](#) Professional Services Agreement with Kirkham Michael & Associates, Inc. for design services on SE 14th to SE 30th Street, not to exceed \$2,953,706. ([Council Communication No. 11-709](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: September 26, 2011

Roll Call Number: 11-1614

Action: [Approving](#) and authorizing the application for a Department of Transportation TIGER discretionary grant for the Southeast Connector Project between SE 14th and SE 30th Streets. ([Council Communication No. 11-605](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: April 25, 2011

Roll Call Number: 11-0749

Action: [Approving](#) submittal of a Revitalize Iowa's Sound Economy (RISE) Grant Application to IDOT for the Southeast Connector – SE 14th Street to SE 30th Street, \$32,500,000. ([Council Communication No. 11-233](#)) Moved by Meyer 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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