 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 12, 2012
	Agenda Item No.	10
	Roll Call No.	<u>12-0381</u>
	Communication No.	<u>12-112</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Southeast Connector Project – SE 23rd Street to SE 30th Street.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of multiple properties for the Southeast Connector Project – SE 23rd Street to SE 30th Street. 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. These acquisitions are eligible for relocation assistance.

FISCAL IMPACT:

Amount: \$704,000 plus closing and relocation costs

Funding Source: 2012-2013 CIP, Street Improvements – SE Connector – SE 14th to SE 30th, Page Street – 36, STR249.

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.

Norma Burgett and Franklin D. Brown are the titleholders of the residential properties at 631 and 633 SE 25th Court, which have been appraised at \$31,000 for a total fee acquisition. The owners reside at 631 SE 25th Court which appraised at \$13,000, and 633 SE 25th Court appraised at \$18,000 and is leased to Norma Burgett’s daughter. Both families will be required to move as a result of this acquisition and will be eligible for additional relocation payments.

Rickey L. Fitch is the titleholder of the residential property at 635 SE 25th Court which has been appraised at \$25,000 for a total fee acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Ryan H. Polansky is the titleholder of the residential property at 640 SE 26th Court which has been appraised at \$42,000 for a total fee acquisition. The property owner will be required to move and will be eligible for additional relocation payments.

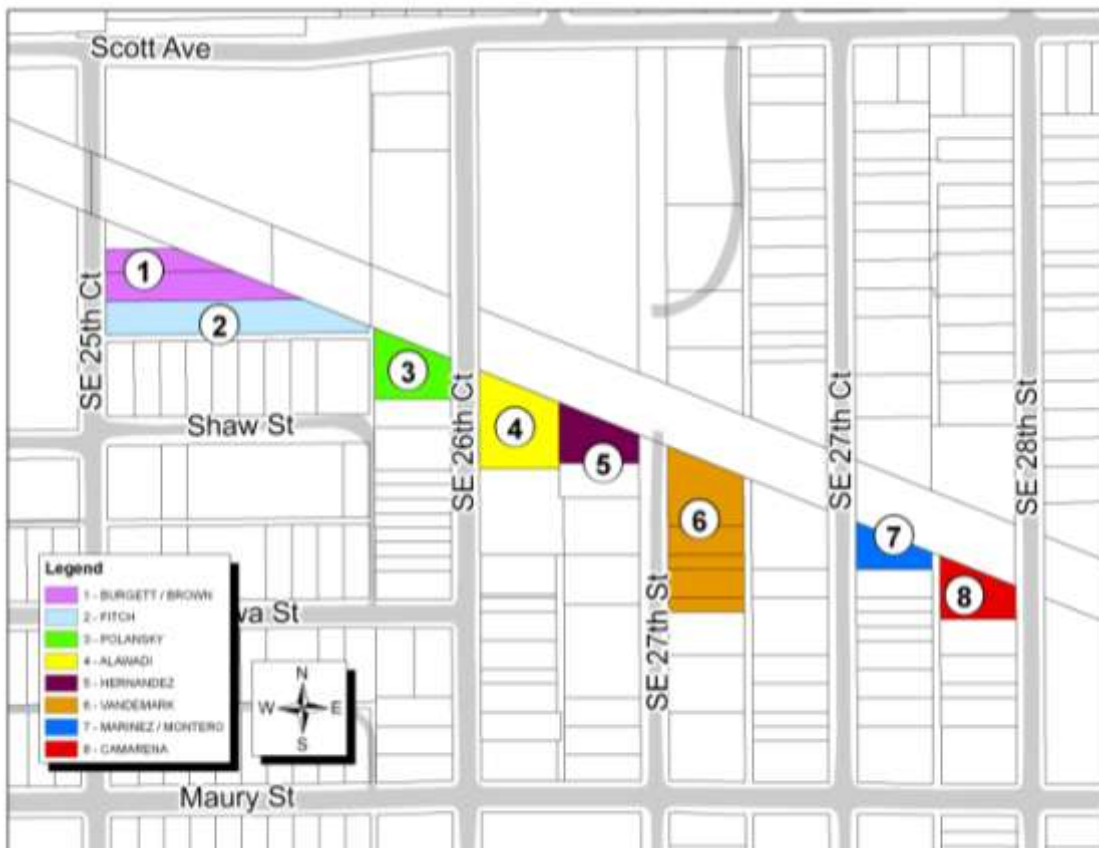
Omar W. Alawadi is the titleholder of the eight-unit apartment building at 645 SE 26th Court which has been appraised at \$235,000 for a total fee acquisition. This acquisition will require relocation of the tenants who will be eligible for additional relocation payments.

Angel and Sheila M. Hernandez are the titleholders of the residential property at 714 SE 27th Street which has been appraised at \$78,000 for a total fee acquisition. The property owners will be required to relocate and will be eligible for additional relocation payments.

Jason Vandemark is the titleholder of the residential properties at 707 and 721 SE 27th Street which have been appraised at \$135,000 for a total fee acquisition. There are two homes on the property at 707 SE 27th Street, one of which is occupied by the owner and his family and the other is occupied by the owner’s mother and brother. Both families will be required to relocate and will be eligible for additional relocation payments.

Dionicio Martinez is the titleholder of the residential property at 727 SE 27th Court which has been appraised at \$77,000 for a total fee acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.

Raul Camarena is the titleholder of the residential property at 718 SE 28th Street which has been appraised at \$81,000 for a total fee acquisition. This acquisition will require relocation of the property owner and the owner will be eligible for additional relocation payments.



PREVIOUS COUNCIL ACTION(S):

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. ([Council Communication No. 10-636](#)) Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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