

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 12, 2012
	<b>Agenda Item No.</b> 9 <b>Roll Call No.</b> <u>12-0380</u> <b>Communication No.</b> <u>12-113</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Resolution establishing fair market value of property located at 423 SE 18th Street for the Southeast Connector Project – SE 15th Street to SE 23rd Street.

**SYNOPSIS:**

Recommend approval of fair market value. 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 property interests under the threat of eminent domain. This action also authorizes payments for relocation assistance in accordance with state and federal regulations.

**FISCAL IMPACT:**

Amount: \$132,000 plus closing costs and relocation assistance.

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

Duane Sabin is the owner of the industrial property located at 423 SE 18th Street, which has been appraised at \$132,000 for a partial fee acquisition. This property is improved with an office and warehouse building used for storage and a truck and auto repair business. The appraised value includes an estimated cost-to-cure expense for the property owner to modify the existing building so the City will not be required to acquire the entire property. This partial acquisition will be eligible for additional relocation payments related to the moving of equipment and personal property to complete the building modifications.

**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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