 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 23, 2012
	Agenda Item No. 11 Roll Call No. <u>12-1153</u> Communication No. <u>12-405</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 15th 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 15th 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. This action also authorizes payments for relocation assistance in accordance with state and federal regulations.

FISCAL IMPACT:

Amount: \$925,112, plus closing and relocation costs.

Funding Source: 2012-13 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. The properties listed below have been appraised and the appraisals have been or are being 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 \$263,000 for a total fee acquisition. This property is improved with an office and warehouse building used for storage and a truck and auto repair business. The property owner has requested the City to acquire a partial acquisition only, which would require a small portion of the front of the existing building to be removed. If the City is unable to reach an agreement with the owner on a partial acquisition, then a total acquisition will be necessary and the property owner will be required to move to a new location and is eligible for relocation assistance.

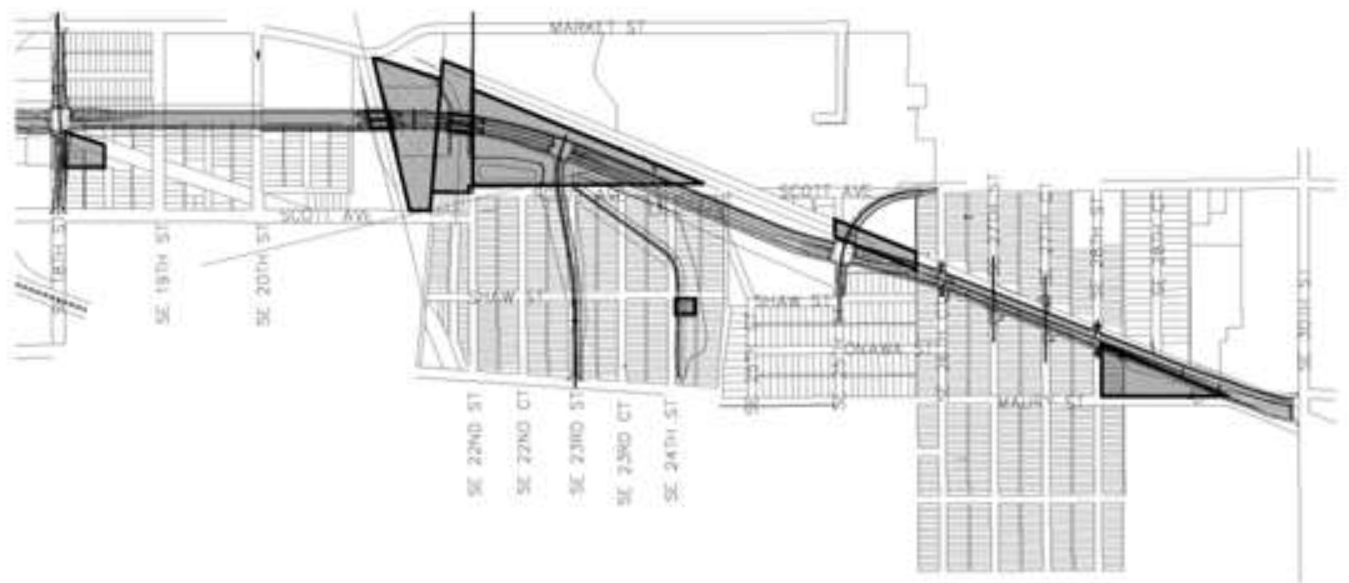
Heartland Mutual Services, L.C. is the titleholder of vacant industrial land at 2109 Market Street which is being purchased on contract by Desoto Group, LLC. The property has been appraised at \$171,000 for a total fee acquisition. This acquisition will not require relocation assistance.

Norfolk Southern Railway is the owner of land consisting of a parcel located west of 22nd Street that contains active railroad right-of-way and three abandoned railroad parcels located between SE 25th Court and SE 26th Court, which have been appraised at \$74,000 for a partial fee acquisition and total fee acquisition. This acquisition will not require relocation assistance.

Donald and Sandra Davidson are the owners of vacant land located north of Scott Avenue, which has been appraised at \$312,000 for a total fee acquisition. This acquisition will not require relocation assistance.

Bryan N. Wheeler is the owner of the industrial property located at 701 SE 24th Street, which has been appraised at \$23,838 for a total fee acquisition. The property is fenced and is being used by the owner for vehicle storage. This acquisition will be eligible for personal property relocation assistance.

Dennis J. Modde is the owner of the industrial property located at 727 SE 28th Street, which has been appraised at \$81,274 for a partial fee acquisition and temporary construction easement. This property is improved with a warehouse and office facility used for the operation of John's Tree Service. This acquisition will not require relocation assistance.



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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