 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 27, 2012
	Agenda Item No. 8C Roll Call No. <u>12-1330</u> Communication No. <u>12-452</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: \$143,200 plus closing and relocation costs

Funding Source: 2012-13 CIP, Street Improvements – SE Connector – SE 14th to SE 30th, Page Street – 36, STR249.

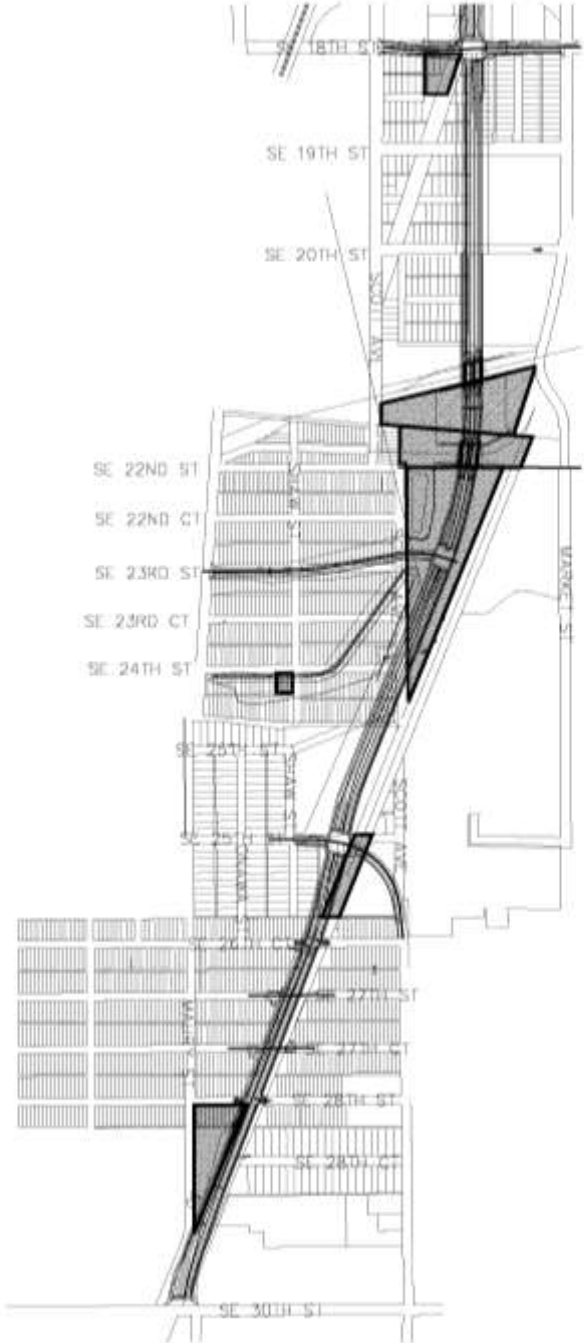
ADDITIONAL INFORMATION:

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 are being reviewed and approved by independent appraisers.

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 \$70,000 for a partial fee acquisition and includes compensation for concrete paving. The fair market value for this acquisition has been revised due to a plat revision that resulted in a small increase in the size of the acquisition area. 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 require relocation assistance for a tenant that leases a paved area on the north portion of the site for surface storage purposes.

R. M. Madden Construction, Inc. is the owner of vacant industrial land located at SE 25th Court and Scott Avenue, which has been appraised at \$54,000 for a partial fee acquisition. This acquisition will not require relocation assistance.

Don and Sandra J. Davidson are the owners of the industrial property located at 804 SE 30th Street, which has been appraised at \$19,200 for a partial fee acquisition. The property is improved with a warehouse and office facility for the operation of Don’s Rebuilders. This acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2012

Roll Call Number: [12-0025](#)

Action: [Establishing](#) fair market value of multiple properties for the Southeast Connector Project – SE 15th Street to SE 23rd Street. ([Council Communication No. 12-011](#)). 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. ([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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