 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 5, 2012
	<b>Agenda Item No.</b>	37C
	<b>Roll Call No.</b>	[ _____ ]
	<b>Communication No.</b>	<u>12-564</u>
	<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Resolution establishing revised fair market value of property at 727 SE 28th Street for the Southeast Connector Project.

**SYNOPSIS:**

Recommend approval of revised fair market value. This action establishes revised fair market value of property at 727 SE 28<sup>th</sup> Street for the Southeast Connector Project. The fair market value is being revised due to project design changes that reduce the partial acquisition area and impacts to the property. 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 acquisition will not require relocation assistance.

**FISCAL IMPACT:**

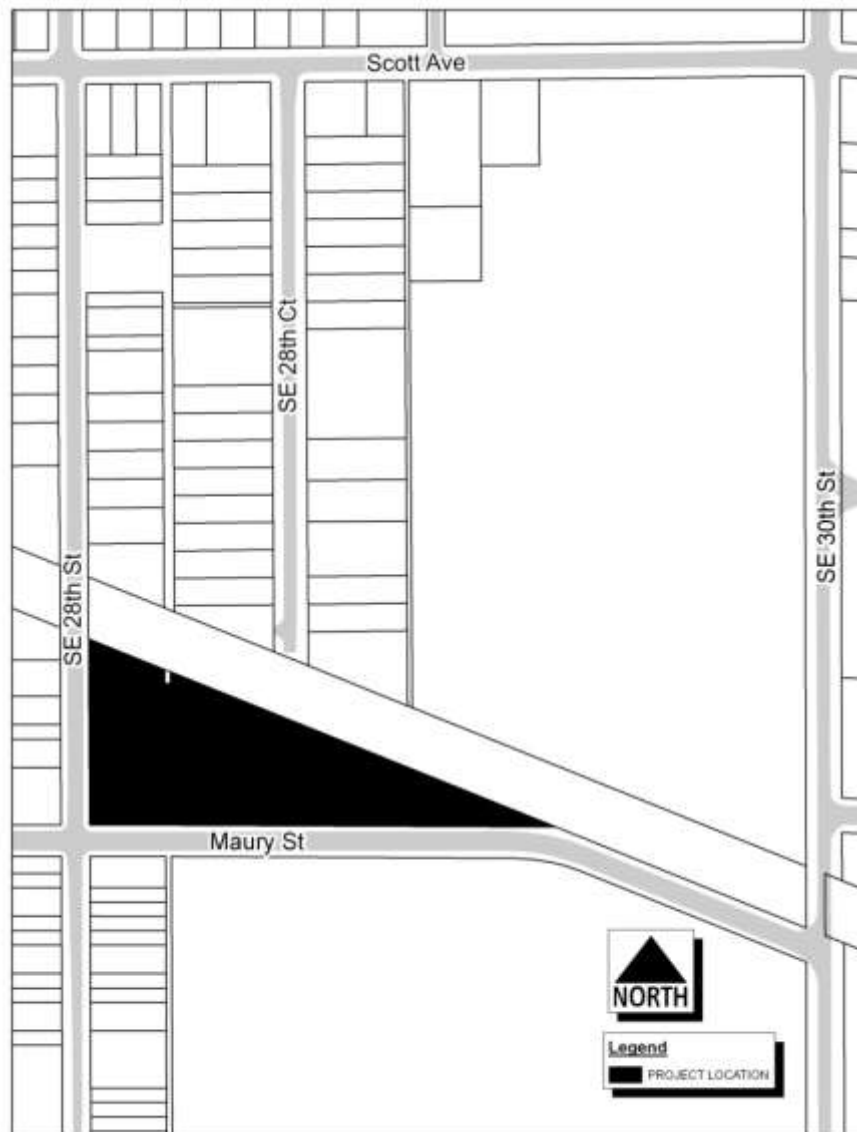
Amount: \$65,374, plus closing costs

Funding Source: 2012-13 CIP, Page Street – 36, STR249, Southeast Connector – S.E. 14<sup>th</sup> Street to S.E. 30<sup>th</sup> Street.

**ADDITIONAL INFORMATION:**

This segment of the Southeast Connector Project will create a new two-lane major arterial roadway connecting the E. Martin Luther King, Jr. Parkway to SE 30<sup>th</sup> Street. The Southeast Connector will provide the City a safe, efficient, and direct route from downtown to the southeast side of the metropolitan area, and will help spur economic development along the corridor. The property listed below has been appraised and the appraisal is being reviewed and approved by independent appraisers.

Dennis J. Modde is the owner of the industrial property located at 727 SE 28<sup>th</sup> Street. This property is improved with a warehouse and office facility used for the operation of John’s Tree Service. The original appraisal approved by Council for the property interests required for this project concluded a value of \$81,274 for a partial fee acquisition and temporary easement for construction. Because of project design changes that reduce the partial acquisition area and impacts to the property, the appraised value has been revised to \$65,374 for a partial fee acquisition, permanent easement, and temporary easement for construction. This acquisition will not require relocation assistance.



**PREVIOUS COUNCIL ACTION(S):**

Date: July 23, 2012

Roll Call Number: [12-1153](#)

Action: [Establishing](#) fair market value of multiple properties for the Southeast Connector project. ([Council Communication No. 12-405](#)). 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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