

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 9, 2014
	<b>Agenda Item No.</b> 16 <b>Roll Call No.</b> <u>14-0842</u> <b>Communication No.</b> <u>14-264</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Acceptance of real estate documents from Bruce W. Davidson for voluntary acquisition of property at 1220 Shaw Street for the S.E. Connector Project – S.E. 6th Street to S.E. 15th Street.

**SYNOPSIS:**

Recommend Council acceptance of real estate documents for voluntary acquisition of property at 1220 Shaw Street for the S.E. Connector Project – S.E. 6th Street to S.E. 15th Street. This action is required to establish fair market value and authorize the purchase of this property from Bruce W. Davidson (1561 S.E. 68th Street, Pleasant Hill, Iowa, 50327) for \$150,000. This action also authorizes payments for relocation assistance, in accordance with state and federal regulations.

**FISCAL IMPACT:**

Amount: \$150,000 plus closing costs and relocation assistance payments

Funding Source: 2014-15 Capital Improvement Program (CIP), Page Street – 30, S.E. Connector – S.E. 6th Street to S.E. 14th Street, ST219

**ADDITIONAL INFORMATION:**

Acquisition of the industrial property at 1220 Shaw Street has been authorized by the Iowa Department of Transportation (IDOT) to preserve a corridor for the potential future construction of an interchange between the S.E. Connector and S.E. 14th Street. The property consists of approximately 48,000 square feet and is improved with a warehouse building that is currently leased to JC’s Tree Services. The lease expires in June 2014, and the tenant will be required to permanently relocate from the property. Relocation assistance will be provided to the tenant in accordance with applicable state and federal regulations.

The property was appraised and the appraisal was reviewed and approved by independent appraisers. The appraiser estimated the market value of the property to be \$140,000. The City’s Real Estate Division negotiated an administrative settlement with the property owner for a purchase price of \$150,000. Without this settlement the property owner would not have agreed to sell his property and condemnation may have been necessary in the future.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 25, 2005

Roll Call Number: 05-969

Action: Authorization to proceed with acquisition of right-of-way and easements for the S.E. Connector Project from SW 2nd Street to S.E. 14th Street. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 7, 2005

Roll Call Number: 05-530

Action: Execution of IDOT Agreement. ([Council Communication No. 05-098](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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