

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 13, 2016
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> <u>16-0936</u> <b>Communication No.</b> <u>16-311</u> <b>Submitted by:</b> Pamela S. Cooksey, P.E., City Engineer

**AGENDA HEADING:**

Resolution establishing fair market value of multiple properties for the 42nd Street Streetscape Project.

**SYNOPSIS:**

Recommend approval of fair market values. This action establishes fair market value of multiple properties for the 42nd Street Streetscape Project. 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 will not require relocation assistance.

**FISCAL IMPACT:**

Amount: \$77,109

Funding Source: 2016-17 CIP, Page Street Improvements – 15, 42<sup>nd</sup> Street Streetscape, ST258.

**ADDITIONAL INFORMATION:**

- This project provides for streetscape improvements along 42nd Street from I-235 to Crocker Street. This includes sidewalk improvements, storm sewer, lighting, roadway modifications, and traffic signals. The project also includes a storm sewer from I-235 to Crocker Street. This will provide the opportunity to separate the combined sewer in the area in order to comply with the Iowa Department of Natural Resources (IDNR) decree. The properties listed below have been appraised and the appraisals have been reviewed by independent appraisers.
- Des Moines Independent Community School District is the owner of property located at 800 42<sup>nd</sup> Street, which has been appraised at \$25,369 for a partial fee acquisition, permanent storm sewer easement, permanent utility corridor easement and temporary easement for construction. This acquisition will not require relocation assistance.
- RSC Partners, LLC is the owner of commercial property located at 900 42nd Street, which property has been appraised at \$51,740 for a partial fee acquisition, permanent storm sewer and utility corridor easement, and temporary easement for construction. This acquisition will not require relocation assistance.



**PREVIOUS COUNCIL ACTION(S):**

Date: March 21, 2016

Roll Call Number: [16-0449](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the 42nd Street Streetscape Project. ([Council Communication No. 16-150](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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