 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 11, 2016
	Agenda Item No. 13 Roll Call No. <u>16-1110</u> Communication No. <u>16-370</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the McKinley Avenue Widening Project – SE 9th Street to SE 14th Street.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of multiple properties for the McKinley Avenue Widening Project – SE 9th Street to SE 14th 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 will not require relocation assistance.

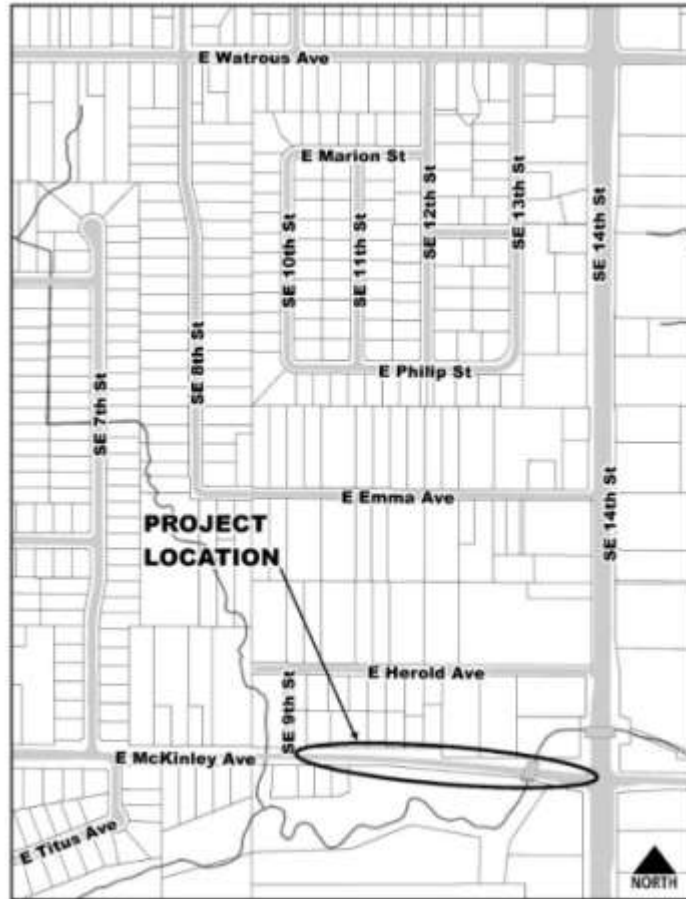
FISCAL IMPACT:

Amount: \$79,100 (plus closing costs)

Funding Source: 2016-17 CIP, Page Street Improvements-21, McKinley Avenue Widening – Fleur Drive to Indianola Avenue, ST212, G.O. Bonds

ADDITIONAL INFORMATION:

- This project provides for widening McKinley Avenue from SE 9th Street to SE 14th Street into a 3-lane roadway with one (1) lane in each direction along with a center left-turn lane. The roadway will also be improved to urban standards including the construction of curbs, sidewalk and storm sewer where needed.
- Additionally, the access off McKinley Avenue for the shopping center at SE 14th Street and McKinley Avenue will be relocated further to the west as a safety measure.
- Michele Rothe Kahn, Trustee of the Michele Rothe Kahn 2003 Revocable Trust dated April 9, 2003, is the owner of commercial property located at 4800 SE 14th Street, which has been appraised at \$62,300 for a partial fee acquisition, access rights, and temporary easement for construction. The property is leased by Fazoli’s Restaurants, LLC, and based on the terms of the lease, the allocation of the appraised value is \$12,900 for the landlord and \$49,400 for the tenant. This acquisition will not require relocation assistance.
- WC MRP Des Moines Center, LLC is the owner of commercial property located at 1301 East McKinley Avenue, which property has been appraised at \$16,800 for a temporary easement for construction. This acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: February 22, 2016

Roll Call Number: [16-0264](#)

Action: [Authorization](#) to proceed with acquisition of the necessary right-of-way and easements for the McKinley Avenue Widening Project – SE 9th Street to SE 14th Street. ([Council Communication No. 16-084](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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