

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 26, 2016
	Agenda Item No.	17
	Roll Call No.	<u>16-1603</u>
	Communication No.	<u>16-555</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing revised fair market value of property owned by RSC Partners, LLC at 900 42nd Street for the 42nd Street Streetscape Project.

SYNOPSIS:

Recommend approval of revised fair market value. This action establishes revised fair market value of property owned by RSC Partners, LLC at 900 42nd Street 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: \$17,313

Funding Source: 2016-17 Capital Improvement Program (CIP), Page Street Improvements – 15, 42nd 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 property listed below has been appraised and the appraisal has been reviewed by an independent appraiser.
- RSC Partners, LLC is the owner of commercial property located at 900 42nd Street. City staff has agreed to design changes requested by the property owner that will reduce the overall impact to the property. The original design called for a partial fee acquisition, permanent easement for storm sewer and utility corridor and a temporary easement for construction. The revised design reduces the property acquisition needs for the City and only requires a permanent easement for utility corridor and a permanent easement for traffic signal and street lighting systems.
- Due to the design changes and reduced property acquisition needs by the City, the original appraisal has been revised and the fair market value has been reduced from \$51,740 to a fair market value of \$17,313.



PREVIOUS COUNCIL ACTION(S):

Date: June 13, 2016

Roll Call Number: [16-0936](#)

Action: [Establishing](#) fair market value of multiple properties for the 42nd Street Streetscape Project. ([Council Communication No. 16-311](#)) Moved by Hensley to adopt; refer to the City Manager to contact the Des Moines Schools, to discuss the possibility of them donating the property for this project. Motion Carried 7-0.

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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