

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 17, 2017
	Agenda Item No. 13 Roll Call No. [_____] Communication No. <u>17-373</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the East 42nd Street and Hubbell Avenue Intersection Improvements Project.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value for the acquisition of various property interests from multiple properties for the East 42nd Street and Hubbell Avenue Intersection Improvements 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 also authorizes payments for relocation assistance in accordance with state and federal regulations.

This project includes installing traffic signals, widening the Hubbell Avenue approaches to the intersection, adding left turn lanes, and adding a northbound right turn lane on East 42nd Street.

FISCAL IMPACT:

Amount: \$596,700 (plus relocation and closing costs)

Funding Source: 2017-18 Capital Improvement Program (CIP), Page Street improvements – 11, East 42nd and Hubbell Avenue Intersection Improvements, ST257.

ADDITIONAL INFORMATION:

- On April 11, 2016, by Roll Call No. 16-0558, the City Council authorized the acquisition by gift, negotiation, or eminent domain of the right-of-way and easements for the East 42nd Street and Hubbell Avenue Intersection Improvements Project.
- The properties listed below were appraised and the appraisals have been reviewed by independent appraisers.
- Dipak S. and Surekhaben D. Patel are the owners of commercial property located at 4144 Hubbell Avenue that is occupied by the Beacon Motel. It has been appraised at \$31,400 for a permanent easement for street right-of-way, access rights deed and temporary easement for construction. This acquisition will require business sign relocation.

- David Porter, Trustee of the David A. Porter Family Trust dated the 11th day of December 2009 is the owner of the commercial property located at 4203, 4207 and 4211 Hubbell Avenue that is occupied by Porter Hardware and Rental (Do It Best). It has been appraised at \$25,300 for a permanent easement for street right-of-way, access rights deed, permanent easement for utility corridor and temporary easement for construction. This acquisition will not require relocation assistance.
- Kum & Go, L.C. is the owner of the commercial property located at 4200 Hubbell Avenue that is owner occupied by a Kum & Go gas station and convenience store. It has been appraised at \$540,000 for a total fee acquisition. The project will require the removal of two (2) access drives making the building and site no longer suitable for convenience store with fuel sales use, resulting in a total fee acquisition and relocation assistance for the current owner.



PREVIOUS COUNCIL ACTION(S):

Date: April 11, 2016

Roll Call Number: [16-0558](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the E. 42nd Street and Hubbell Avenue Intersection Improvements. ([Council Communication No. 16- 194](#)) Moved by Moore to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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