 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 23, 2017
	Agenda Item No.	14
	Roll Call No.	<u>17-1813</u>
	Communication No.	<u>17-756</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Municipal Services Center (MSC) – Phase 2 Project.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value for the acquisition of various property interests from multiple property owners for the MSC – Phase 2 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.

FISCAL IMPACT:

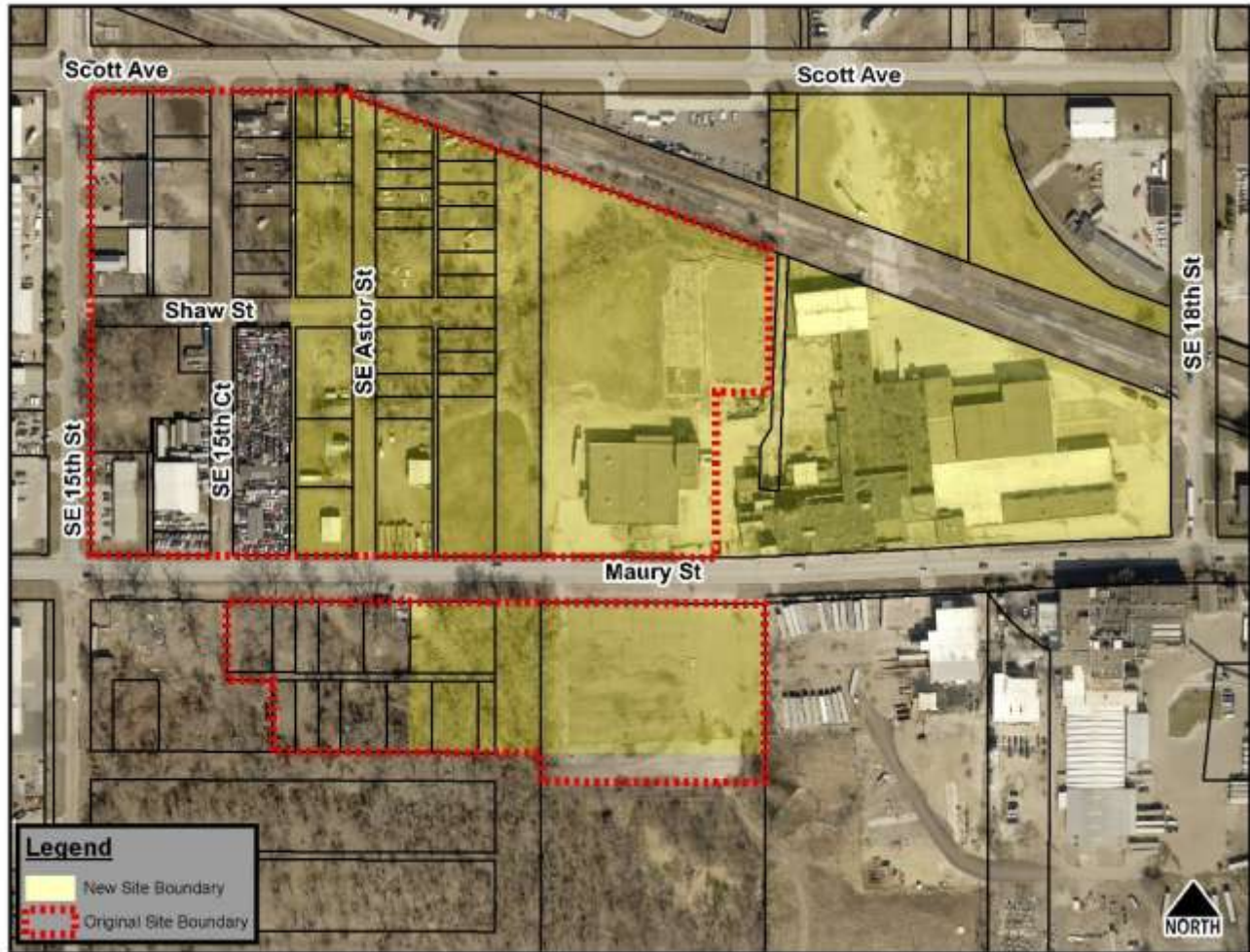
Amount: \$871,100 (plus relocation and closing costs)

Funding Source: 2017-18 CIP, Page Municipal Building Improvements – 11, MSC – Phase 2, BL128.

ADDITIONAL INFORMATION:

- On May 8, 2017, by Roll Call No. 17-0828, the City Council authorized the acquisition by gift, negotiation, or eminent domain of the necessary property interests required for the MSC – Phase 2 Project.
- On October 9, 2017, by Roll Call No. 17-1778, the City Council approved a revised site boundary for the MSC – Phase 2 Project, which shifted the project to the east and eliminated or reduced the acquisition needs from several other property owners that were previously identified for acquisition along the west side of the original site boundary.
- On October 9, 2017, by Roll Call No. 17-1779, the City Council authorized the acquisition by gift, negotiation, or eminent domain of the necessary property interests required from Norfolk Southern Railway Company for the MSC – Phase 2 Project.
- The remaining properties required for the revised site boundary for the MSC – Phase 2 Project have been appraised by an independent appraiser as follows:

- Don C. Davidson is the owner of vacant industrial land located south of Maury Street and west of SE 16th Street that has been appraised at \$10,100 for a total fee acquisition. This acquisition will not require relocation assistance.
- Zinser Properties, LLC is the owner of improved industrial property located at 723 SE Astor Street that is owner occupied by D. W. Zinser Company, a demolition contractor. It has been appraised at \$290,000 for a total fee acquisition and relocation assistance will be required.
- Ronald M. Goodman, Trustee of the Ronald M. Goodman Revocable Trust Agreement dated December 23, 2010, is the owner of improved industrial property at 1530 Maury Street that is owner occupied by Midwest Reptile Breeders. It has been appraised at \$115,000 for a total fee acquisition and relocation assistance will be required.
- Dale H. Jones is the owner of industrial properties located at 1526 Scott Avenue, 712 SE Astor Street and 718 SE Astor Street. The property at 1526 Scott Avenue is vacant land and the properties at 712 SE Astor Street and 718 SE Astor Street are improved with vacant single-family homes. These properties have been appraised at \$62,000 for a total fee acquisition and relocation assistance will be required.
- Norfolk Southern Railway Company is the owner of vacant industrial land located west of SE 18th Street and south of Scott Avenue. The property has been appraised at \$144,000 for a total fee acquisition. This acquisition will not require relocation assistance.
- Donald S. Haugh a/k/a Donald Scott Haugh is the owner of various vacant industrial land located east of SE 15th Court and north of Maury Street that has been appraised at \$76,500 for a total fee acquisition. This acquisition will not require relocation assistance.
- Donald S. Haugh, Sr. is the owner of vacant industrial land located at 605 SE Astor Street, 607 SE Astor Street and 611 SE Astor Street that has been appraised at \$28,500 for a total fee acquisition. This acquisition will not require relocation assistance.
- Donald S. Haugh, Jr. a/k/a Donald Haugh, Jr. is the owner of various vacant industrial land located east of SE 15th Court and north of Maury Street that has been appraised at \$145,000 for a total fee acquisition. The acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: October 9, 2017

Roll Call Number: [17-1778](#) and [17-1779](#)

Action: Items regarding acquisition of property for the Municipal Services Center – Phase 2 Project

- (A) [Approving](#) revised site boundary and acceptance of real estate documents for voluntary acquisition of property located at 1700 Maury Street from S & P Properties, LC. ([Council Communication No. 17-730](#)) Moved by Gatto to adopt. Motion Carried 7-0.
- (B) [Authorization](#) to proceed with acquisition of the necessary property interests from Norfolk Southern Railway Company. ([Council Communication No. 17-735](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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