 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 18, 2017
	Agenda Item No.	18
	Roll Call No.	<u>17-2133</u>
	Communication No.	<u>17-858</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Hubbell Avenue – East 33rd Street to East 38th Street 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 Hubbell Avenue – East 33rd Street to East 38th Street 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 pavement reconstruction, medians and sidewalks, along with intersection modifications with signals and turn lanes along the corridor.

FISCAL IMPACT:

Amount: \$749,100 plus relocation and closing costs.

Funding Source: 2017-18 CIP, Page Street Improvements – 17, Hubbell Avenue Improvements – E. 33rd Street to E. 38th Street, ST259

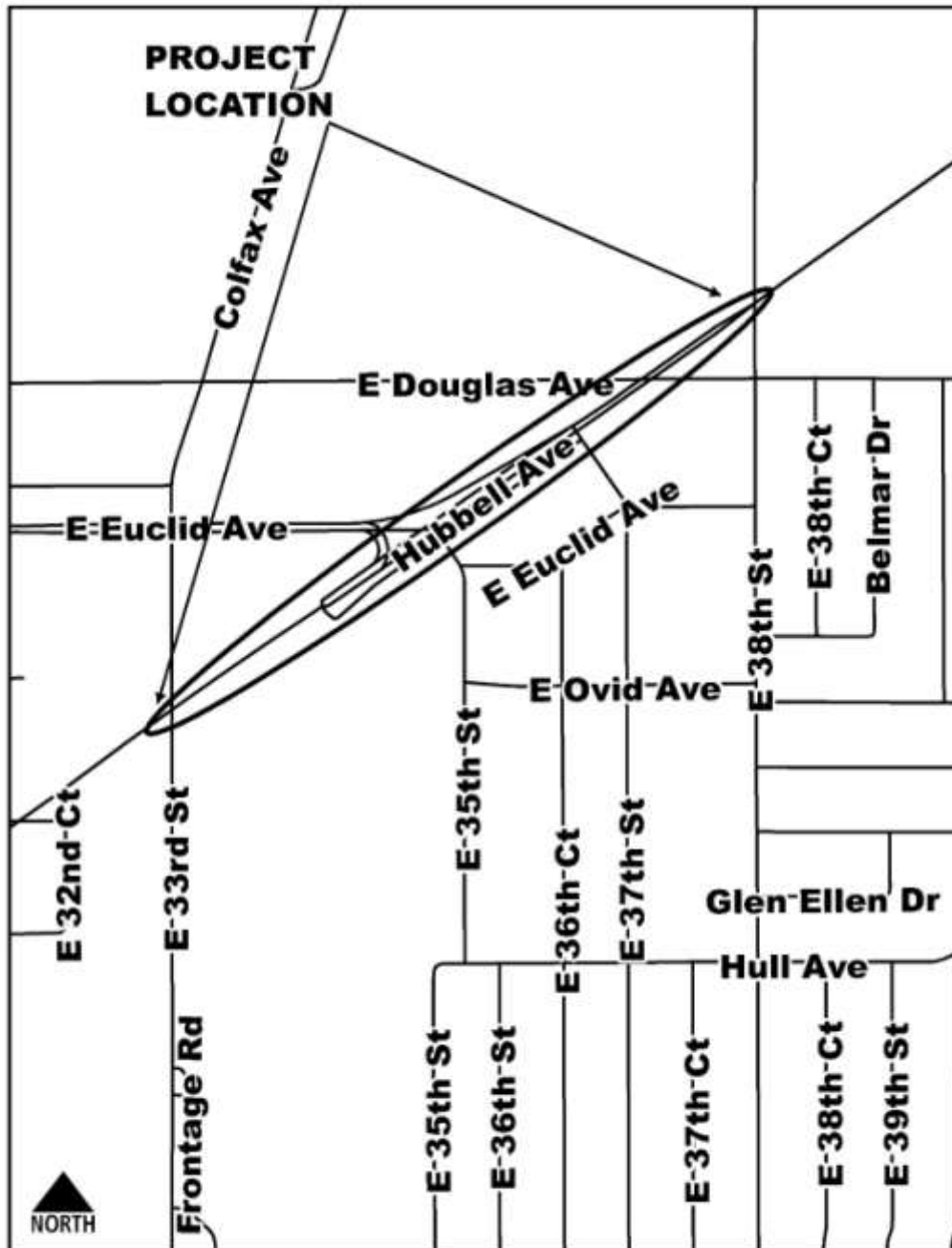
ADDITIONAL INFORMATION:

- On May 22, 2017, by Roll Call No. 17-0859, the City Council authorized the acquisition by gift, negotiation, or eminent domain of the right-of-way and easements for the Hubbell Avenue Improvements – East 33rd Street to East 38th Street Project.
- The properties listed below were appraised and the appraisals have been reviewed by independent appraisers.
- Kam Collins is the owner of the commercial property at 3703 Hubbell Avenue that is occupied by two (2) tenants, Home to Home Consignment and Chic Salon. A partial fee acquisition, access rights deed, and temporary easement for construction are required for the project, which property rights have been appraised at \$83,200. The existing building will be acquired and removed for the project, so relocation assistance will be required for the displaced businesses.

- Frances E. Collins a/k/a Fran Collins is the owner of the commercial properties located at 3709 and 3725 Hubbell Avenue. The property at 3725 Hubbell Avenue, as well as the garage at 3709 Hubbell Avenue is owner-occupied as a copy center. The building located at 3709 Hubbell Avenue is tenant-occupied. A permanent easement for street right-of-way, access rights deed, and temporary easement for construction are required for the project, which property interests have been appraised at \$39,600. This acquisition will require relocation of an existing business sign.
- Don E. and Shirley A. Ellingson are the contract sellers and Apartments by Ellingson, LLC is the contract buyer of the apartment building located at 3909 Hubbell Avenue. A partial fee acquisition and access rights deed are required for the project, which property interests have been appraised at \$10,200. This acquisition will not require relocation assistance.
- Iowa State Bank is the owner and occupant of the commercial property at 3818 Hubbell Avenue. A partial fee acquisition, access rights deed, and temporary easement for construction are required for the project, which property interests have been appraised at \$26,100. Relocation assistance will not be required for this acquisition.
- Martin J. Ermels is the owner of the commercial property located at 3790 Hubbell Avenue that is owner-occupied for office use by The Bookkeepers, Inc. A total fee acquisition is required for the project, which property has been appraised at \$38,000. Relocation assistance will be required for this acquisition.
- Carlos Calderon is the owner of the commercial property located at 3770 Hubbell Avenue. It is owner occupied for automotive repair use. A total fee acquisition is required for the project, which property has been appraised at \$133,000. Relocation assistance will be required for this acquisition.
- 2KEY, L.L.C. is the owner of the commercial property located at 3764 Hubbell Avenue. The property is owner-occupied for car wash use. A partial fee acquisition, access rights deed, and temporary easement for construction are required for the project, which property interests have been appraised at \$14,200. This acquisition will require relocation of an existing business sign.
- Hilltop Senior Limited Partnership is the owner of a senior apartment complex located at 3720 E. Douglas Avenue. A partial fee acquisition, access rights deed, permanent easement for public ingress and egress, and temporary easement for construction are required for the project, which property interests have been appraised at \$34,200. This acquisition will require relocation of an existing sign.
- Git-N-Go Convenience Stores, Inc. is the owner of the commercial properties located at 3735 and 3765 Hubbell Avenue. The property at 3735 Hubbell Avenue is owner-occupied with a drive-thru Git-N-Go convenience store and the property at 3765 Hubbell Avenue is currently developed with a vacant restaurant building. A partial fee acquisition, access rights deed, and permanent easement for storm sewer and surface water flowage are required for the project, which property interests have been appraised at \$225,000. Relocation assistance will be required for this acquisition.
- Marshal, LLC is the owner of the commercial property located at 3804 Hubbell Avenue. The property is tenant-occupied with the Eastside Liquor Store. A permanent easement for street

right-of-way, permanent easement for storm sewer and surface water flowage, access rights deed, and temporary easement for construction are required for the project, which property interests have been appraised at \$75,000. This acquisition will require relocation of an existing business sign and removal of canopy.

- Grandview Plaza II, L.L.C is the owner of the commercial property located at 3700 Hubbell Avenue, which has been appraised at \$70,600 for a partial fee acquisition, access rights deed and temporary easement for construction. The property is leased by QuikTrip Corporation for use as a gas station and convenience store, and based on the terms of the lease, the allocation of the appraised value is \$35,700 for the property owner and \$34,900 for the tenant. This acquisition will require relocation of an existing business sign.



PREVIOUS COUNCIL ACTION(S):

Date: May 22, 2017

Roll Call Number: [17-0859](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the Hubbell Avenue Improvements – East 33rd Street to East 38th Street Project by gift, negotiation, or eminent domain. ([Council Communication No. 17-444](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: April 11, 2016

Roll Call Number: [16-0552](#)

Action: [Approving](#) the Hubbell Avenue Improvements Concept Plan. ([Council Communication No. 16-184](#)) Moved by Moore to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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