

**November 3, 2014**

**To: Mayor Bemrich and City Council**  
**From: David Fierke, City Manager**  
**Subject: Property Acquisition**  
**Crosstown Connector Project**



---

**ACTION: For Vote Monday, November 10, 2014**

---

**Brief History**

The plans and specifications for the Crosstown Connector Project have been completed by Snyder & Associates, Inc.

**Analysis of Issue**

Right-of-way will be needed in order to complete the project.

**Budget Impact**

An agreement has been reached with the following property owner for the acquisition of real estate needed for the project and associated moving expenses:

Paul Neeson, 512 2<sup>nd</sup> Avenue South  
\$46,800 + actual moving and/or relocation expenses

In addition, a condemnation hearing was held on Tuesday, October 28, 2014 for the property at 502 2<sup>nd</sup> Avenue South, owned by Duane Carlson. The Condemnation Commission awarded Mr. Carlson \$10,000 for the property. Mr. Carlson is also eligible for actual moving expenses.

**Strategic Plan Impact**

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

**Existing Plan Impact**

Consistent with Downtown Improvement Plan.

**Subcommittee or Commission Review / Recommendation**

None

**Staff Conclusions / Recommendations**

Staff recommends approval of the acquisition of the interests in real estate needed for this project and payment of the associated documented moving and/or relocation expenses

**Alternatives**

The only alternative would be to not acquire these properties and delay the project, but it is not recommended.

**Implementation and Accountability**

If approved, conveyance documents will be signed with the affected property owners. Associated moving expenses will be paid upon submittal of appropriate documentation.

Signed



\_\_\_\_\_  
Vickie L. Reeck,  
Community Development Mgr.

Approved



\_\_\_\_\_  
David R. Fierke, City Manager

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE ACQUISITION OF REAL PROPERTY NEEDED FOR THE CROSSTOWN CONNECTOR PROJECT AND THE PAYMENT OF ASSOCIATED MOVING EXPENSES**

WHEREAS, the plans and specifications for the Crosstown Connector Project have been prepared by Snyder & Associates, Inc.; and,

WHEREAS, right-of-way is needed from the affected property owners in order to complete the project; and,

WHEREAS, the following has been negotiated with the property owner:

Paul Neeson, 512 2<sup>nd</sup> Avenue South  
\$46,800 + actual moving expenses and/or relocation expenses

And,

WHEREAS, a condemnation hearing was held on Tuesday, October 28<sup>th</sup> for the property at 502 2<sup>nd</sup> Avenue South and the Condemnation Commission made the following award:

Duane Carlson, 502 2<sup>nd</sup> Avenue South, \$10,000

And,

WHEREAS, Mr. Carlson is also eligible for reimbursement of actual moving and/or relocation expenses associated with the displacement from the property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced real property.

Be it further resolved that the associated moving expenses as required by the Uniform Relocation Act are hereby approved and shall be paid following submittal of appropriate documentation from each occupant.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Other: \_\_\_\_\_

CITY OF FORT DODGE, IOWA

By: \_\_\_\_\_

Matt Bemrich, Mayor

ATTEST:

\_\_\_\_\_  
Jeff Nemmers, City Clerk



Iowa  
Appraisal and Research  
CORPORATION

***TOTAL ACQUISITION REAL ESTATE APPRAISAL***



**OF**

Total Fee Title Acquisition - 512 2<sup>nd</sup> Avenue South, Fort Dodge, IA  
For Crosstown Connector Project.

**FOR**

Vickie Reeck  
City of Fort Dodge, Iowa  
819 1<sup>st</sup> Avenue South  
Fort Dodge, IA 50501

**EFFECTIVE DATE**

March 27, 2014

**PREPARED BY**

Tasha K. Gould, MAI



Iowa  
Appraisal and Research  
CORPORATION

***TOTAL ACQUISITION REAL ESTATE APPRAISAL***



**OF**

Total Fee Title Acquisition - 502 2<sup>nd</sup> Avenue S, Fort Dodge, IA  
For Crosstown Connector Project.

**FOR**

Vickie Reeck  
City of Fort Dodge, Iowa  
819 1<sup>st</sup> Avenue South  
Fort Dodge, IA 50501

**EFFECTIVE DATE**

May 23, 2014

**PREPARED BY**

Daniel W. Dvorak, MAI  
Vice President