



Right of Way

From Funding
to Clearance

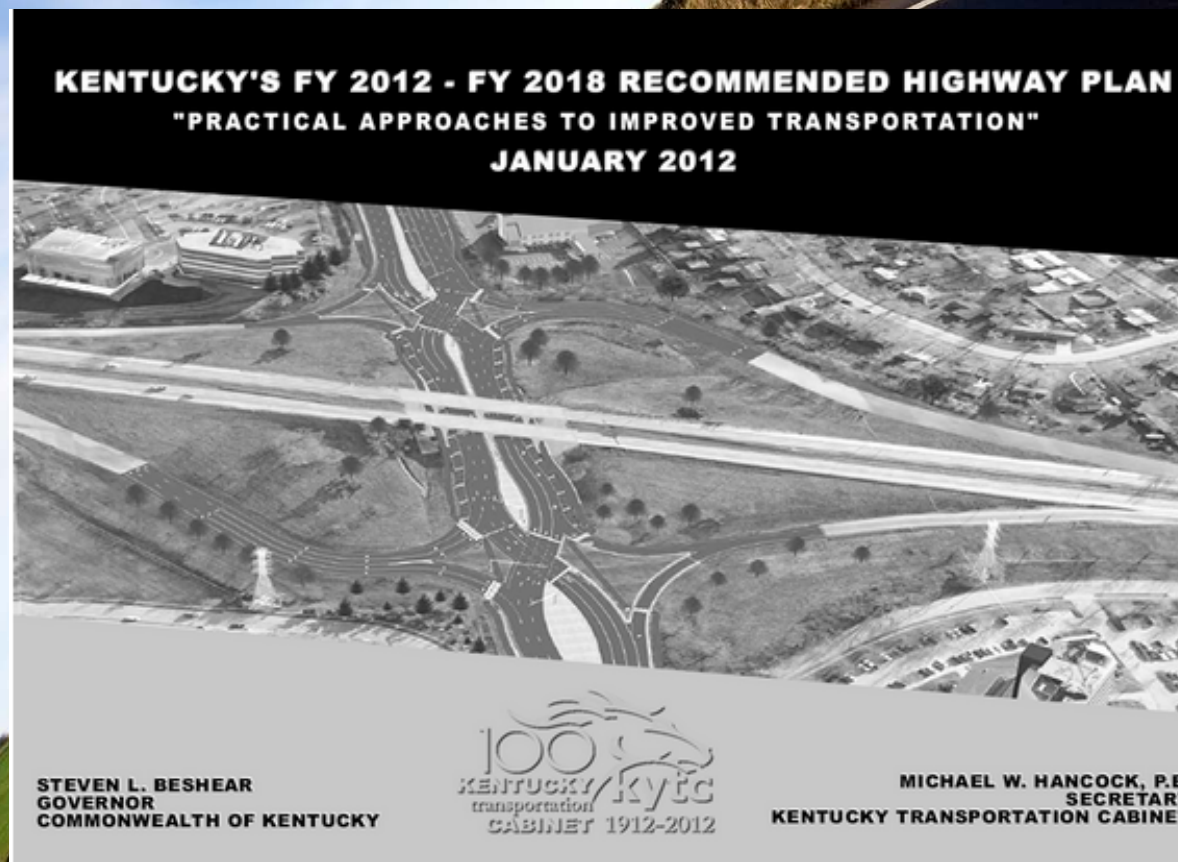


Right of Way



FUNDING:

KYTC "Recommended Highway Plan"





Right of Way



Right of Way Cost Estimate



Right of Way



Official Order



Right of Way



Project Report

KENTUCKY TRANSPORTATION CABINET Division of Right of Way and Utilities		PAGE 1 OF 20 KTC-1000-1 REV. 07/11
PROJECT REPORT		
PROJECT NO. 1307 IZ01 056 0259 2013 COUNTY <u>Jefferson</u> SVT NO. <u>6-712.11</u> ROAD NAME <u>LEISORBP Sec 1</u> DISTRICT <u>5</u>		
LENGTH OF PROJECT: <u>DMA</u>	NUMBER OF PARCELS: <u>18</u>	
CROSS SECTIONS AVAILABLE AND USED: <u>Not Provided</u>		
REPORT COMPILED BY: <u>James Bauer & Robert Edwards</u> DATE: <u>January 21, 2012</u>		
SUMMARY		
1. NUMBER OF ENTIRE ACQUISITIONS:	VACANT IMPROVED	1 2
2. NUMBER OF PARTIAL ACQUISITIONS:	VACANT IMPROVED	6 7
3. NUMBER OF PARTIAL ACQUISITIONS:	WITH 1 REMAINDER WITH 2 REMAINDERS WITH 3 OR MORE REMAINDER WITH LANDLOCKED REMAINDER	13 0 0 0
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:		8
5. NUMBER OF PARCELS IN "MINOR" CATEGORY:		8
6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS:		0
7. NUMBER OF PARCELS IN "MAR" CATEGORY:		0
8. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, ESTIMATED AVAILABILITY OF DATA RECOMMENDED STUDIES AND ANALYSIS, BRIEF DESCRIPTION OF PROJECT. (USE ATTACHMENT IF NEEDED)		
<p>The project involves the reconstruction of the I-64/I-650-71 interchange, informally known as "Spaghetti Junction" in conjunction with the construction of a new Ohio River Bridge. The parcels are situated randomly in the eastern downtown Louisville area near the Ohio River. Nine of the parcels are owned by governmental or quasi-governmental agencies. Many of the parcels are odd remnants from past highway acquisitions. Six parcels are used as public or vacant grassland. Parcels 120 & 121 are the parking lot at Sluggers Field and are used for the same ownership, thus they should be combined as one appraisal. All parcels on the project are to be appraised in the narrative format.</p>		
Right of Way Plans and Cross-Sections were not available for use in developing this report.		



Right of Way



Appraisals

- Staff Appraiser
- Fee Appraiser



Right of Way



Review Appraisals

- Staff Reviewer
- Fee Reviewer



Right of Way



Appraisal Approval

- Central Office



Right of Way



Negotiations

- Staff Buyer
- Consultant Buyer



Right of Way



Negotiations

- Make offer verbally & writing
- Explain plans and effect
- Address Concerns



Right of Way



Negotiations

- Resolve Concerns
- Sign Deed / Grant of Easement
- Return to Legal for condemnation



Right of Way



Negotiations

- Payment batch
- Check to closing attorney
- Record Deed / Easement at courthouse



Right of Way



Relocation Assistance

- Residential Relocation
 - Replacement Housing Payment (RHP)
 - Move Cost
 - Incidental Expenses



Right of Way



Relocation Assistance

- Business Relocation
 - Move Expenses
 - Searching Expenses
 - Reestablishment Expenses



Right of Way



Relocation Assistance

- Business Relocation
 - “In Lieu Of” payment
 - Payment in lieu of any other payments
 - Up to \$20,000 based on 2-year average net income



Right of Way



Relocation Assistance

- Miscellaneous Move

- Garages
- Barns
- Sheds
- Any move that cannot be linked to a residence or operation



Right of Way



Condemnation

- Commissioner's Award
- Interlocutory Judgment
- Jury Award



Right of Way



Property Management

- Asbestos Testing
- Lead-based paint testing
- Other (UST)



PROFESSIONAL
ENGINEERS, INC

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Property Management

- Asbestos Abatement
- Hazardous Materials Mitigation



Right of Way



Demolition!!





Right of Way



Right of Way Clearance Letter



Right of Way



QUESTIONS?

THANK YOU!!