

MEMORANDUM

TO: David L. Orr, Branch Manager
Acquisition Branch Manager
Division of Right of Way & Utilities

THROUGH: Mary Beth Johnson, Branch Manager
Relocation/Property Management Branch
Division of Right of Way & Utilities

THROUGH: Mike Hill
Director of Professional Services

FROM: Daniel R. White, Right of Way Supervisor
District 6—Covington
Division of Right of Way

DATE: February 6, 2013

SUBJECT: Project Report
Campbell County; Item No. 6-8101.00
FD04 C019 7763501 R
Licking Pike (KY 19) 4th Street Connector
Parcel Nos. 114, 115 & 116

I am hereby requesting a Professional Service Contract for the acquisition and relocation for the parcels on the above referenced project

The subject project currently is without a scheduled letting date. This is a preliminary report, as the project will eventually be negotiated by and the relocation assistance will be performed by a consultant. Additional parcels will purchased on this project, however, there are three (3) parcels on this initial phase of the Right of Way Acquisition that are being appraised and will be ready for negotiations and relocation assistance with eventual demolition of site improvements in the property management phase.

There are three (3) acquisitions and three (3) relocation assistance parcels of which there are two (2) apartment complexes.

One (1) complex is owned by the Newport Housing Authority, and is designated as **Parcel 114**, and consists of four (4) buildings that will be acquired with a total of twenty-three (23) occupied units at the time of this report. All occupants of the twenty-three (23) units receive financial assistance that is directly linked to their residency at the Housing Authority's site. The unit types range from 1-bedroom to 3-bedroom with varying square footage. Low Income and a Tight Market are potential problems in finding comparable replacement housing.

The second set of apartments are within the Victoria Square Apartments complex, designated as **Parcel 115**, and consists of three (3) buildings to be acquired with a total of fifty-six (56) units of varying square footage and ranging from 1-bedroom apartments to 3-bedroom apartments. Some Victoria Square occupants receive financial assistance for living expenses which are not tied directly to their residency at Victoria Square and would likely move with the displacees. The General Manager of Broeman Properties, David Stephens, and the Property Manager of Victoria Square Apartments, Kelly Speier, both stated that approximately 12-13% of the complex's occupants received subsidized financial assistance. If this percentage remains consistent with the three (3) buildings affected, then 7-8 of the units will receive subsidized housing payments. Low Income and Tight Market are potential problems in finding comparable replacement housing. Another potential problematic aspect to note of one (1) of the buildings (a 20-unit building) is that a potential Environmental Justice issue is related to this building as both Mr. Stephens and Ms. Speier stated that several of the occupants of the building are related, and may need to stay together or live in close proximity to one another.

The third property (**Parcel 116**) is a business—Kentucky Motor Service, Inc., or K.O.I./Kentucky Auto Parts. The two main aspects of the business are retail sale of auto parts and auto parts distribution. The property has two sales areas; one for domestic auto parts, and one for foreign auto parts. There is a significant amount of inventory in the rear of the building as well and two loading docks. The business also has several small distribution vehicles and drivers. This site employs 26 total employees, with a mixture of full-time and part-time employees. The site will also have relocation of certain hazardous materials.

Completed worksheets are not available at this time, as individual interviews with the tenant occupants on parcels 114 and 115 have not been interviewed, and will need to be performed by the Right of Way consulting firm eventually awarded the contract to work on this project, after the bid process is completed with this memorandum intending to provide information so that the Right of Way work on this project may be advertised. If further information is needed at this time, please let me know, and I will attempt to provide this information where possible.