

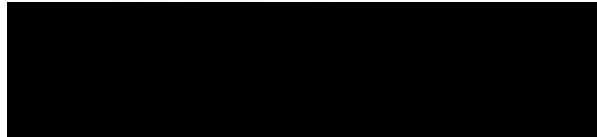
**PROPERTY OWNER CONTACT REPORT/ACQUISITION NOTES
ADMINISTRATIVE SETTLEMENT**

TRACT 

SWITZER ROAD IMPROVEMENTS 167TH STREET TO 179TH STREET

CITY OF OVERLAND PARK, KANSAS

PROJECT NUMBER TH-2539



January 24, 2025	Review project spreadsheet. Create hard copy and computer files.
January 29, 2025	In-field inspection of the project area.
February 7, 2025	Prepare property owner contact report for project. Research ownership history and contact information.
February 10, 2025	Review appraisal.
February 11, 2025	Review easement and conveyance documents.
February 12, 2025	Prepare Easement Acquisition Agreement and offer letter.
February 13, 2025	Receive authorization from the City to proceed with acquisition.
February 15, 2025	Hand deliver to the property owner conveyance documents that need to be executed, along with a W-9, easement acquisition agreement, and letter that includes link to KDOT brochure entitled "Acquisition – Real Property Acquisition for Kansas Highways, Roads, Streets and Bridges". Offer of \$33,580 for 2,079 SF of temporary construction easement, 3,322 SF of permanent utility easement, 3,322 SF of permanent right-of-way and cost to cure for the loss of vinyl fencing. Explain project and construction timeline. Look at area in field where construction will take place. They said they will review all of the paperwork and get back to me with any questions.
February 21, 2025	Text to check on status.
February 26, 2025	Text to check on status.
March 1, 2025	Text to check on status.

March 7, 2025 Text to check on status.

March 13, 2025 Text to check on status.

March 22, 2025 Text to check on status.

March 26, 2025 Telephone with [REDACTED] She asked for a copy of the appraisal, which I then emailed to her. Explain how the value was determined. She thinks the money offered for the fencing is low and said they are going to get a bid for the replacement.

March 28, 2025 Telephone with [REDACTED] She said she had reviewed the appraisal. Explain the appraisal process for this type of appraisal and let know the appraiser just utilized the county records for a value for the improvements but the main analysis was for the underlying value of the land as if the property was vacant.

April 1, 2025 Telephone and left message.

April 8, 2025 Received email with bid for fence work showing that it would be approximately \$1,000 more than what the appraiser allocated. Forward to the City for their review.

April 9, 2025 Telephone with [REDACTED] to let her know the City would be willing to pay the additional \$1,000. She said her husband was out of town but she would discuss with him to see if they had any additional issues or concerns.

April 14, 2025 Email to check on status.

April 21, 2025 Email to check on status.

April 28, 2025 Email to check on status.

May 9, 2025 Email to check on status.

May 19, 2025 Email to check on status.

May 27, 2025 Telephone with [REDACTED]. She said they would like paid for the entirety of their fence, including the portion that is west of the work area along their north property line because the fence is old and once the frontage portion is removed it will not be possible to match up new fencing with the older existing fence. I asked her how much additional it would be for that fencing and she said she would follow-up with the person that provided the original fence bid.

June 5, 2025 Email to check on status.

June 13, 2025 Email to check on status.

June 24, 2025 Email to check on status.

June 30, 2025 Email to check on status. Let them know the City would likely file condemnation sometime in July on any outstanding properties.

July 5, 2025 Telephone with [REDACTED]. She said that it would be an extra \$3,000 to have the rest of their fence finished and said they would settle for \$37,600. Get authorization from the City to accept this amount for settlement. Revise Acquisition Agreement accordingly. Telephone with [REDACTED] to let her know her counter offer was accepted. Set up appointment to meet.

July 6, 2025 Meet with property owners and have all paperwork signed and notarized.

July 7, 2025 Drop off paperwork at City for processing. Administrative settlement in the amount of \$4,020 is justified due to the actual fencing bids provided for the replacement required as a result of the project. Further justification for the settlement is the fact that the city by settling this matter will also save all condemnation costs such as court filing costs, attorney fees, court appointed appraiser fees.

July 8, 2025 Close file.