

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-403
SEPTEMBER 16, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
CBD LOOP ACQUISITION— PURCHASE OF 2021-2023 GRAND AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER

SYNOPSIS —

The property was appraised for \$3,430,000, plus \$38,700 in tenant-owned fixtures. Staff negotiated a settlement for \$3,530,000, plus \$38,700 in tenant-owned fixtures, based on facts presented on appeal by the property owner. The settlement represents a 2.9 percent increase above the appraisal.

FISCAL IMPACT —

Federal FY1995 DOT Appropriations Act 9 PL 103-331 with the Federal Government providing 80 percent of the costs of acquiring the properties—including City expenses; the remaining 20 percent of the costs funded from Tax Increment Financing.

Total:	\$3,574,455.20
Amount:	\$2,859,564.16
Funding Source:	C.I.P.#383943 (To be refunded from Federal FY1995 DOT Appropriations Act 9 PL 103-331)
Amount:	\$ 714,891.04
Funding Source:	C.I.P.#383943 (To be refunded from Tax Increment Financing)

RECOMMENDATION —

Approval and acceptance of the purchase of the property subject to final clearing of title.

BACKGROUND —

On June 1, 1992, by Roll Call No. 92-2067, the City Council authorized the early acquisition of certain properties needed for the construction of the future ML King, Jr. Parkway - Central Business District Arterial Loop Bypass (CBD Loop).

On May 20, 1996, by Roll Call No. 96-1828, the City Council approved fair market value in the amount of \$3,430,000.