



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 03/28/05  
05-128

Communication No.:

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Robert L. Hagener, Aviation Director

### SUBJECT—

Amending Municipal Code Section 22-50(a)(14) to authorize the Aviation Director to establish Fair Market Value on property acquisitions of \$10,000 or less for Airport Acquisitions.

### SYNOPSIS—

The current City Code provides that the Aviation Director may establish fair market value on all property acquisitions of \$2,500 or less. This ordinance change amends section 22-50(a)(14) of the Municipal Code to authorize the Aviation Director to establish fair market value on property acquisitions of \$10,000 or less for Airport Acquisitions.

### FISCAL IMPACT—

None

### RECOMMENDATION—

Approval

### BACKGROUND—

On October 5, 1999, the Airport Board approved a Policy Regarding the Appraisal of Property and the Establishment of Just Compensation for the Acquisition of Property or Property Interests in Conjunction with Public Improvements for the Des Moines International Airport, and Regarding the Release of Appraisals, Appraisal Information, and Value Findings subject to

review by the Federal Aviation Administration. That policy was written in accordance with state law and the United States Department of Transportation's Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs. The existing policy provides that the Aviation Director can establish fair market value on property acquisitions of \$2,500 or less. This was based on the Uniform Act that relieved the acquiring agency from obtaining appraisals in those situations where the market value was estimated at \$2,500 or less and the valuation problem was uncomplicated. The Engineering Department has followed that Policy since its inception in 1999. The United States Department of Transportation has now revised the Uniform Act relieving the acquiring agency of the time and cost to secure an appraisal for low value and non-complex acquisitions when the estimated fair market value is \$10,000 or less and the valuation problem is uncomplicated. Therefore, in accordance with the change in the Uniform act, it is recommended that the Policy and underlying City Code section be changed to allow for the Aviation Director to establish fair market value where the market value is \$10,000 or less.