



**Council
Communication**
Office of the City Manager

Date

May 8, 2006

Agenda Item No. 8
Roll Call No. 06-
Communication No. 06-260
Submitted by: Jeb E. Brewer, P.E., City
Engineer

AGENDA HEADING:

Approval to Establish Fair Market Value and Authorize Acquisition of Property for the Tower Park Improvements Project by Gift, Negotiation, or Condemnation.

SYNOPSIS:

Recommend approval of Fair Market Value and authorization to acquire the necessary property interests for the Tower Park Improvements Project.

FISCAL IMPACT:

Amount: \$150,000

Funding Source: 2006-07 CIP, Page 30, Park Improvements – Wading Pools, PKS034.

ADDITIONAL INFORMATION:

The long range planning for the Tower Park Improvements Project recommends the acquisition of the adjoining property at 4900 Hickman Road for additional open space and possible additional parking for the existing shelter. The acquisition of this property will also allow for the installation of utilities for the construction of the wading pool at a lower cost than other available options.

The Estate of F.A. Hansman, Jr. is the current owner of the property and the property is presently unoccupied. The property owner is aware of the City's proposed project and approached the City with a request to proceed with the purchase of the property at this time. If the property is not purchased at this time and later becomes occupied, the City will be liable for relocation expenses. The current owners are motivated to sell the property in order to close the estate in a timely manner.

The appraised value of the subject property has been determined to be \$117,000. The appraised value is based on a third party independent appraisal, and the City of Des Moines' Real Estate Division Appraiser has reviewed the appraisal. This action establishes fair market value and authorizes acquisition of the property at 4900 Hickman Road by gift, negotiation or condemnation, as part of the above referenced

project. In addition to the fair market value above, staff estimates an additional \$23,000 for relocation of remaining personal property, demolition of structures and other related incidental expenses.

PREVIOUS COUNCIL ACTION(S): NONE

Date:

Roll Call Number:

Action:

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE