



Council
Communication
Office of the City Manager

Date

December 4, 2006

Agenda Item No. 15

Roll Call No. 06-

Communication No. 06-759

Submitted by: **Jeb E. Brewer, P.E., City Engineer**

AGENDA HEADING:

Resolution Approving Property Acquisition Settlement and Accepting Real Estate Documents for Property Located at 1412 SE 37th Street for the Des Moines Agrimergent Technology Park Project.

SYNOPSIS:

Recommend Approval of Property Acquisition Settlement and Accept Real Estate Documents. This action is required to approve the property acquisition settlement and authorize closing of the necessary property interests required from Norma Duvall Mitchell for the Des Moines Agrimergent Technology Park Project.

FISCAL IMPACT:

Amount: \$157,670 plus closing costs

Funding Source: 2006-07 CIP, Page 5, Economic Development – Agrimergent Technology Park, URR035.

ADDITIONAL INFORMATION:

On April 10, 2006, by Roll Call Number 06-617, the City Council approved the fair market value (based on an independent appraisal) of property owned by Norma Duvall Mitchell for the Agrimergent Technology Park Project, in the amount of \$116,000. The property consists of approximately 6.50 acres North of Vandalia Road between SE 36th Street and SE 37th Street. The property owner has agreed to convey this property to the City for \$157,670, under voluntary terms. The settlement amount is reasonable based on the City's review of other independent appraised land values in close proximity to this property. The acquisition of this property will further the City's land assemblage efforts for the project and will allow the City to close several streets in the Phase 1 acquisition area to eliminate the ongoing illegal dumping problems in the City's rights-of-way and other City-owned land in the project area.

Additional HUD funds will be available in the near future for continued acquisition of property in the Phase I area of this project. These additional funds will allow the City to purchase the industrial property at SE 35th Street and E. Granger Avenue, leaving only four active commercial properties fronting Vandalia Road as the remaining unfunded properties to be acquired to complete Phase 1 acquisition.

PREVIOUS COUNCIL ACTION(S):

Date: April 10, 2006

Roll Call Number: 06-617

Action: Establishing fair market value and authorizing acquisition of property for the Agrimergent Technology Park Project, \$495,500. (Council Communication No. 06-188) Moved by Hensley to adopt. Motion Carried 6-1.

Date: June 17, 2002

Roll Call Number: 02-1591

Action: Authorization for acquisition of property for Phase 1 of the Agrimergent Technology Park Project. Moved by Brooks to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE