



Council Communication

Office of the City Manager

Date	January 22, 2007
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Agenda Item No.	10
Roll Call No.	07-
Communication No.	07-033
Submitted by: Jeb E. Brewer, P.E.	
City Engineer	

AGENDA HEADING:

Acceptance of Real Estate Documents for property located at 4687 SW 56th Street from David R., Peter C., and Dan J. Woltz for the Airport Runway 13R/31L Project.

SYNOPSIS:

Recommend approval and acceptance of real estate documents. This action is required to authorize closing of the necessary property interests required from David R., Peter C., and Dan J. Woltz for the Airport Runway 13R/31L Project.

FISCAL IMPACT:

Amount: \$1,357,180

Funding Source: 2006-07 CIP: Airport Improvements, Runway 13R/31L - Land Acquisition, AIR117, Page 28. (The project will be funded using Airport Improvement Program Grants that should fund 95% of the cost of the total project. The remaining 5% of the project must come from Airport funds.)

ADDITIONAL INFORMATION:

David R., Peter C., and Dan J. Woltz are the owners of property located at 4687 SW 56th Street. On September 6, 2006, by Resolution No. A06-83, the Airport Board of the City of Des Moines established Fair Market Value and Authorized Acquisition of Property at 4687 SW 56th Street in the amount of \$1,203,000, based on an independent appraisal. The independent appraisal was revised on November 14, 2006, to make certain corrections affecting the estimated fair market value of the property that indicated an estimated fair market value in the amount of \$1,234,000. The property owners have agreed to convey this property to the City for \$1,357,180 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 settlement amount of \$1,357,180 was approved by the Airport Board and recommended to the City Council on January 9, 2007 by Resolution No. A07-05.

PREVIOUS COUNCIL ACTION(S):

Date: March 7, 2005

Roll Call Number: 05-541

Action: Authorization to proceed with acquisition of the necessary right-of-way for the Airport Runway 13R/31L Project (Total Estimated Cost \$16,000,000). [Council Communication No. 05-112](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): AIRPORT BOARD

Date: September 6, 2006

Resolution Number: A06-165

Action: Established Fair Market Value and Authorized Acquisition of Property owned by David R., Peter C., and Dan J. Woltz for the Airport Runway 13R/31L Project by gift, negotiation, or condemnation in the amount of \$1,203,000.

Date: January 09, 2007

Resolution Number: A07-05

Action: Approval of Acquisition Settlement and Recommendation to the City Council to acquire and close on the subject property after final approval of the City Council.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Acceptance of real estate documents for additional properties identified for acquisition as part of the Airport Runway 13R/31L Project.