



Council Communication

Office of the City Manager

Date	April 9, 2007
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Agenda Item No.	13
Roll Call No.	<u>07-</u>
Communication No.	<u>07-187</u>
Submitted by: Jeb E. Brewer, P.E., City Engineer, and Larry Hulse, Community Development Director	

AGENDA HEADING:

Resolution Establishing Fair Market Value and Authorizing Voluntary Acquisition of Property Located at 1307 Clark Street for the Forest Avenue Urban Renewal Project for \$37,000.

SYNOPSIS:

Recommend approval of fair market value and authorization for voluntary acquisition of property located at 1307 Clark Street. The purpose of this acquisition is for residential redevelopment as part of the Forest Avenue Urban Renewal Project. The funding source used for this acquisition requires the City to establish fair market value and comply with all other voluntary acquisition regulations under the federal Uniform Acquisition and Relocation Assistance Act (Uniform Act).

FISCAL IMPACT:

Amount: \$65,500 (\$37,000 estimated acquisition plus \$28,500 Estimated relocation and closing costs)

Funding Source: FY 2007-08 Operating Budget, Page 102, Community Development Block Grants, CDBG2006018, CDD-King Irving Housing Con.

ADDITIONAL INFORMATION:

On September 11, 2006, the City Council approved the Amended Forest Avenue Urban Renewal Plan. The King Irving Neighborhood has a large number of vacant lots scattered throughout the area. The Amended Urban Renewal Plan allows for the acquisition of these lots for redevelopment of affordable, single-family housing. In addition, there are a few homes that are negatively impacting existing homes in good condition and newly constructed homes that have been built in the past few years. 1307 Clark Street is being acquired because it is located on an extremely (1,564 square foot) small lot, and is surrounded by three other substandard lots. The City is working with these adjacent land owners to redevelop the northwest corner of 13th Street and Clark Street into two buildable lots for the construction of two single family homes for sale to low or moderate income buyers. The federal funds allocated to this project require compliance with federal rules and regulations that dictate lead based paint abatement, income guidelines, acquisition, and relocation provisions. The Amended Urban Renewal Plan provides that eminent domain will not be used to acquire occupied structures east of M. L. King, Jr. Parkway in the King Irving portion of the area. If necessary, eminent domain may be used east of M. L. King, Jr. Parkway to acquire only vacant lots or abandoned structures.

Ricky L. and Rosalea A. Stanton are the owners of the property at 1307 Clark Street, which has been appraised by an independent appraiser in the amount of \$37,000. The appraisal has been reviewed and approved by the City's Real Estate Division Appraiser. If a voluntary agreement is reached with the property owners, the City will provide the required relocation assistance benefits to the tenant occupants with an option to assign the City's interests in the purchase agreement directly to a developer for closing and redevelopment of the property.

PREVIOUS COUNCIL ACTION(S):

Date: October 24, 2005

Roll Call Number: 05-2584

Action: Resolution closing hearing and approving the proposed Urban Renewal Plan. ([Council Communication No. 05-601](#)) Moved by Vlassis to adopt. Motion Carried 6-1. Nays: Brooks.

Date: September 11, 2006

Roll Call Number: 06-1810

Action: On Proposed Amended Forest Avenue Urban Renewal Plan. ([Council Communication No. 06-580](#)). Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Date: October 6, 2005

Board/ Commission: Plan and Zoning Commission

Action: Found the proposed Forest Avenue Urban Renewal Plan in conformance with the *Des Moines' 2020 Community Character Plan*

Date: September 20, 2005

Board/ Commission: Urban Design Review Board

Action: Recommended approval of the proposed Forest Avenue Urban Renewal Plan

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE