



# Council Communication

Office of the City Manager

Date May 21, 2007

Agenda Item No. 13  
Roll Call No. 07-  
Communication No. 07-300  
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 properties located at 1515 13<sup>th</sup> Street and 1519 13<sup>th</sup> Street from Polk County, Iowa in the amount of \$5,200 for the Forest Avenue Urban Renewal Project.

## SYNOPSIS:

Recommend approval of fair market value and authorization for voluntary acquisition of properties located at 1515 13<sup>th</sup> Street and 1519 13<sup>th</sup> 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: \$5,200 plus closing costs

Funding Source: FY 2007-08 Operating Budget, Page 104, Community Development Block Grants, CDBG2006018, CDD-King Irving Housing Consortium.

## 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. The City is working to redevelop this area with 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.

Polk County is the owner of the property located at 1515 13<sup>th</sup> Street, which has been valued at \$500 as a side lot. Polk County is also the owner of property located at 1519 13<sup>th</sup> Street, which has been valued at

\$4,700 as a buildable lot. In this case, it is Polk County's policy to convey property for non-public improvement projects to the City at fair market value. The properties have been valued by Polk County and the values have been reviewed and approved by the City of Des Moines' Real Estate Division as the estimated fair market values.

**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**