



Council Communication

Office of the City Manager

Date

July 9, 2007

Agenda Item No. 16B
Roll Call No. 07-
Communication No. 07-407
Submitted by: Jeb E. Brewer, P.E., City
Engineer, and Larry Hulse, Community
Development Director

AGENDA HEADING:

Resolution establishing Fair Market Value and Authorizing Acquisition of property located at 1405 23rd Street for the Forest Avenue Urban Renewal Project by gift, negotiation, or eminent domain.

SYNOPSIS:

Recommend approval of Fair Market values and authorization to acquire property interests. This action establishes fair market value and authorizes acquisition of property located at 1405 23rd Street for the Forest Avenue Urban Renewal Project. This action is required by State and Federal funding regulations before the City can proceed with an offer to purchase the necessary property.

FISCAL IMPACT:

Amount: \$11,000 plus closing costs

Funding Source: 2007-08 Operating Budget: Community Development Department – Special Revenue Funds – Forest Avenue Redevelopment, CDBG2004034, Page 103.

ADDITIONAL INFORMATION:

The property located at 1405 23rd Street formerly contained a vacant, fire-damaged, single family dwelling, which was subsequently demolished under the City of Des Moines nuisance abatement program. The property is now a vacant lot and is owned by Roberto and Bernice Campos. The recommended fair market value of the property is \$11,000, which is based on an independent appraisal and the appraisal has been reviewed by the City of Des Moines' Real Estate Division Appraiser.

This property is located in the acquisition plan area for the redevelopment of the 2200 block of Forest Avenue, as approved by City Council on February 12, 2007, by roll call number 07-222. The 2200 block of Forest Avenue has been identified for redevelopment with multi-family residential.

PREVIOUS COUNCIL ACTION(S):

Date: February 12, 2007

Roll Call Number: 07-222

Action: Approving Acquisition Plan for the Forest Avenue Urban Renewal Project, 2200 Block of Forest Avenue. (Council Communication No. 07-080) Moved by Vlassis to adopt. Motion Carried 7-0.

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.

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: October 24, 2005

Roll Call Number: 05-2583

Action: Resolution of Necessity finding the Urban Renewal Area to be a blighted area. Moved by Vlassis to adopt. Motion Carried 6-1. Nays: Brooks.

BOARD/COMMISSION ACTION(S):

Date: September 5, 2006

Board/ Commission: Urban Design Review Board

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

Date: September 7, 2006

Board/ Commission: Plan and Zoning Commission

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

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:

Authorization to acquire and approval of fair market values for additional properties, as identified in the Forest Avenue Urban Renewal Plan, as amended.