



Council Communication

Office of the City Manager

Date

July 9, 2007

Agenda Item No. 15
Roll Call No. 07-
Communication No. 07-408
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 1511 13th Street for the Forest Avenue Urban Renewal Project.

SYNOPSIS:

Recommend approval of fair market value and authorization for voluntary acquisition of property located at 1511 13th 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: \$7,500 plus closing costs

Funding Source: FY 2007-08 Operating Budget, Page 104, 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 back into the neighborhood. 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.

This property will be combined with two lots recently purchased by the City from Polk County located at 1515 13th Street and 1519 13th Street to create two 61 foot wide 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 vacant lots or abandoned structures.

Keystone Construction, L.L.C., 300 1st Avenue South, Altoona, Iowa, Benjamin D. Taylor, President is the titleholder of the vacant lot located at 1511 13th Street. The property is currently listed for sale at \$9,000. The City's Real Estate Division has negotiated an acquisition price of \$7,500, which is equal to the estimated fair market value.

PREVIOUS COUNCIL ACTION(S):

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:

Public hearing for the sale of this property for single-family housing redevelopment.