

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 26, 2011
	Agenda Item No. Roll Call No. Communication No. Submitted by:	13 <u>11-1620</u> <u>11-611</u> Phillip Delafield, Community Development Director and Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution to approve and accept real estate documents for property located at 1339 12th Street from Andrea Segovia in conjunction with the Forest Avenue Urban Renewal Project – King Irving Neighborhood.

SYNOPSIS:

Recommend approval and acceptance of real estate documents for acquisition of property located at 1339 12th Street from Andrea Segovia. The purpose of this acquisition is for residential redevelopment in conjunction with the Forest Avenue Urban Renewal Project – King Irving Neighborhood. 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:

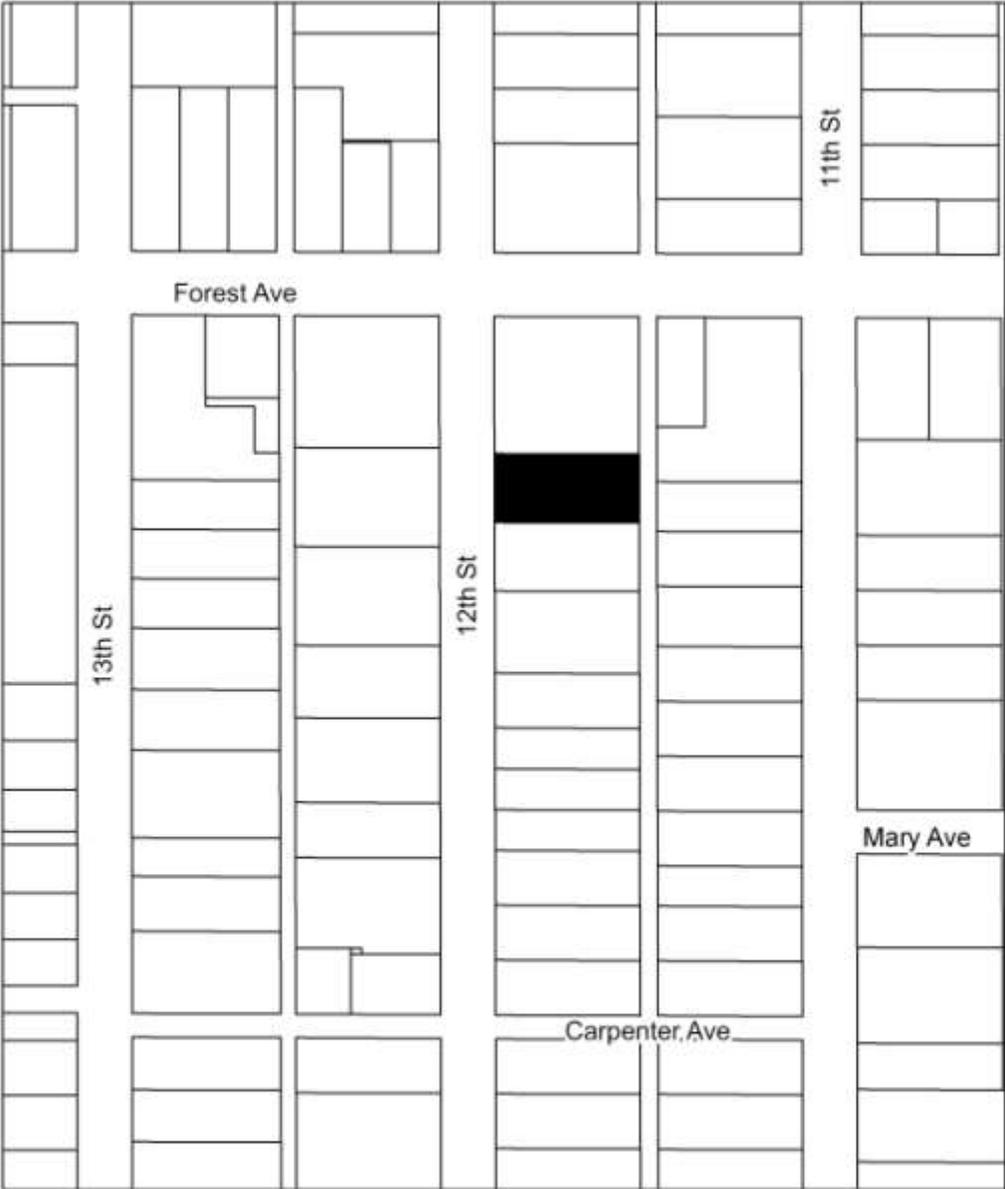
Amount: \$24,000 plus closing costs.

Funding Source: FY 2012 Operating Budget, Community Development Block Grants, SP020, CDBG2006018, CDD049900.

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. 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.

Andrea R. Segovia is the owner-occupant of 1339 12th Street, which has been appraised by an independent appraiser in the amount of \$6,000. The highest and best use of the property is for redevelopment. The property owner has agreed to a negotiated purchase price of \$24,000, which reflects the amount of additional funds required at closing to clear all liens, judgments and mortgages that encumber the property. The property is currently vacant, so no relocation assistance is required. The City has assisted with the construction of several new homes within a half-block radius of this property, so the purchase of this property will help protect the City's investment in these properties and continue to enhance the neighborhood.



LEGEND

■ PROPERTY LOCATION

**ACQUISITION-
1339 12TH STREET**



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):

Board: Urban Design Review Board

Date: September 5, 2006

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

Board: Plan and Zoning Commission

Date: September 7, 2006

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

Board: Plan and Zoning Commission

Date: October 6, 2005

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

Board: Urban Design Review Board

Date: September 20, 2005

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

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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