

Office of the City Manager

Date: July 23, 2018

Agenda Item No. 23A

Roll Call No. [_____]

Communication No. 18-388

Submitted by: Steven L. Naber, P.E.,

City Engineer

AGENDA HEADING:

Resolution to authorize voluntary acquisition and to approve and accept real estate documents for property located at 4144 Hubbell Avenue from Dipak S. Patel and Surekhaben D. Patel for the Northeast Des Moines Fire Station Project.

SYNOPSIS:

Recommend Council acceptance of real estate documents and authorization for voluntary acquisition of property located at 4144 Hubbell Avenue for the Northeast Des Moines Fire Station Project. This action is required to authorize the purchase of this property from Dipak S. Patel and Surekhaben D. Patel, 4144 Hubbell Avenue, Des Moines, Iowa, 50317.

This property is located on the northwest corner of E. 42nd Street and Hubbell Avenue and the location and size of the property have been determined by City staff to be what is required for development of the Northeast Des Moines Fire Station Project.

FISCAL IMPACT:

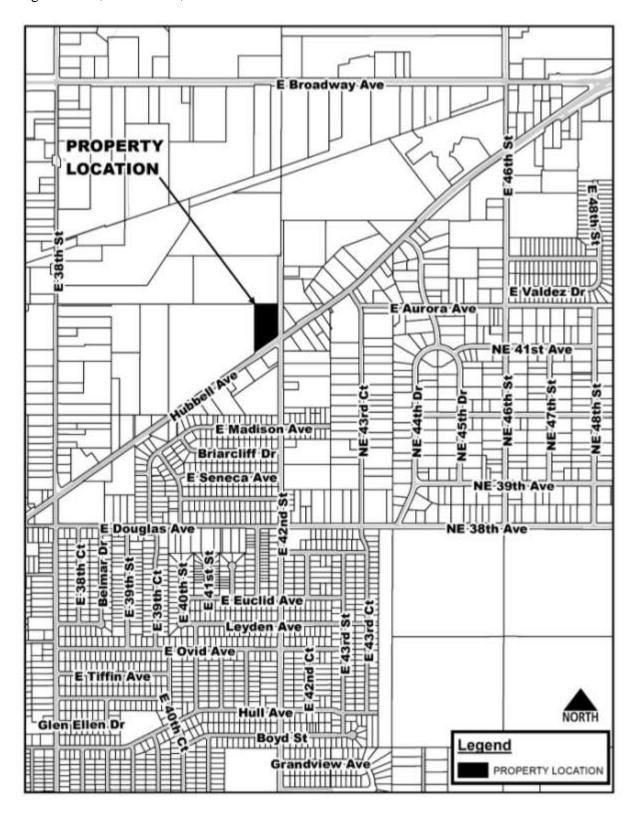
Amount: \$795,000

<u>Funding Source</u>: 2018-2019 CIP, Page Fire 6, NE Fire Station, FR041, Being: \$795,000 G.O. Bonds issued, including, \$100,000 of Bond Premium form General Obligation Bonds, Series 2018B

ADDITIONAL INFORMATION:

- Dipak S. Patel and Surekhaben D. Patel own the property located at 4144 Hubbell Avenue, as shown on the map below, which contains a hotel building, house, auto repair building, garage and approximately 3.04-acres of land. The purchase price of \$795,000 is within the range of fair market value of the property, as determined by an independent appraisal obtained by the City.
- The City's voluntary purchase of the property is subject to an environmental review of the property, including soil and groundwater sampling to determine if any contamination exists. If the environmental testing results are favorable, the City will proceed with closing.
- As part of negotiations for a voluntary purchase of the property, Dipak S. Patel and Surekhaben D. Patel will be required to remove all personal property and debris from the property at their sole cost and expense, prior to closing. The City will not provide any relocation assistance as part of this voluntary property acquisition.

• After closing, the City will proceed with demolition of all site improvements to allow for development of the Northeast Des Moines Fire Station. Demolition is estimated to cost in the range of \$250,000 to \$300,000.



PREVIOUS COUNCIL ACTION(S):

Date: August 28, 2018

Roll Call Number: 17-1487

<u>Action</u>: <u>Directing</u> the Des Moines Fire Department to pursue a concept of planning and operations with the Altoona Fire Department to improve the delivery of fire and EMS Services within and between both Cities. Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Staff will conduct an environmental review and testing on the property to determine if any soil or groundwater contamination exists. If the testing results are favorable, the City will proceed with closing.

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