

Date March 10, 2008

**RESOLUTION ESTABLISHING FAIR MARKET VALUE FOR MULTIPLE  
PROPERTIES FOR THE SOUTHEAST CONNECTOR PROJECT – SE 6<sup>TH</sup> STREET  
TO SE 14<sup>TH</sup> STREET PHASE**

**WHEREAS**, on April 25, 2005, by Roll Call No. 05-969, the City Council of the City of Des Moines authorized the acquisition, by gift, negotiation, or condemnation, of the right-of-way required to construct this project; and

**WHEREAS**, on November 9, 2007, the City Engineering Department received authorization from the Iowa Department of Transportation to commence acquisition of all necessary property interests for this project; and

**WHEREAS**, the following properties have been appraised by an independent appraiser, and those appraisals have been reviewed by an independent appraiser; and

**WHEREAS**, based upon the appraisals, the suggested fair market values of the properties are as follows:

Titleholder:	Kenneth K. Coughlin
Property Location:	422 SE 9 <sup>th</sup> Street, Des Moines, IA 50309-5016
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$54,000

Titleholder:	Jose H. Rincon
Property Location:	423 SE 9 <sup>th</sup> Street, Des Moines, IA 50309-5015
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$52,000

Titleholder:	Rosa Torres
Property Location:	422 SE 10 <sup>th</sup> Street, Des Moines, IA 50309-5020
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$52,000

Titleholder:	Mary Thrasher
Property Location:	1004 Allen Street, Des Moines, IA 50309-5036
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$70,000

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Titleholder: Mabel B. Nicolino Estate, Sam J. Nicolino, Jr., Executor  
Property Location: 620 Allen Street, Des Moines, IA 50309  
Property Interest to be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$38,000

Titleholder: Walter J. and Carolyn L. Riley  
Property Location: 400, 408 and 415 SE 7<sup>th</sup> Street, Des Moines, IA 50309  
Property Interest to be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$43,500

Titleholder: John Virden Estate and Mildred Virden  
Contract Purchaser: Sheltering Rock Church  
Property Location: 718 Allen Street, Des Moines, IA 50309  
Property Interest to be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$80,500

Titleholder: Christine Thompson Estate, Pamela Jones, Executor  
Property Location: Vacant Lot South Side of 600 Block Raccoon Street  
Property Interest to be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$10,650

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa:

That the valuations listed and identified above as “Suggested Fair Market Value” are hereby established as the fair market values of the properties listed herein.

That the Real Estate Division of the Engineering Department is authorized and directed to acquire the properties through gift, negotiation or condemnation based upon the approved fair market values.

That the properties will be acquired in accordance with the guidelines of 49 CFR Part 24 of the Uniform Relocation and Real Property Acquisition Act, as revised, and that relocation is hereby authorized.

If the property owners agree to convey the properties to the City in an amount based on the established fair market value, including an approved administrative settlement, or if a condemnation award is based on the established fair market value or falls within an approved settlement amount, the Finance Director is authorized and directed to issue checks in the amounts necessary to carry out these transactions and to pay any unforeseen additional costs certified by the Legal Department and the Engineering Department; the Real Estate Division Manager is

★ **Roll Call Number**

**Agenda Item Number**

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authorized and directed to complete these transactions in accordance with standard real estate practices and state law requirements.

That the Real Estate Division of the Engineering Department is directed to obtain the Legal Department's review and approval of all closing documents prior to closing.

That the City Clerk is hereby authorized and directed to endorse upon the real estate documents listed above the approval and acceptance of this Council, the Mayor is authorized and directed to sign all necessary real estate documents, and the City Clerk is further authorized and directed to deliver the aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices.

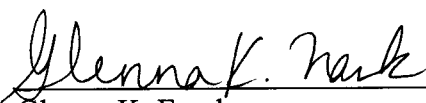
That the Real Estate Division Manager is hereby authorized and directed to execute Maintain Vacancy Agreements and Rental Agreements, if necessary.

(Council Communication No. 08- 116 )

Moved by \_\_\_\_\_ to adopt.

APPROVED AS TO FORM:

Activity ID: 32-2006-049  
2007-08 CIP, Street Improvements,  
SE Connector – SE 6<sup>th</sup> to SE 14<sup>th</sup>,  
STR219, Page 40

  
Glenna K. Frank  
Assistant City Attorney

*BN*

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
<b>TOTAL</b>				

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk