

Date April 10, 2006

RESOLUTION ESTABLISHING FAIR MARKET VALUE AND AUTHORIZING ACQUISITION OF PROPERTY FOR THE AGRIMERGENT TECHNOLOGY PARK PROJECT BY GIFT, NEGOTIATION, OR CONDEMNATION

WHEREAS, on June 17, 2002 by Roll Call 02-1591, the City Council of the City of Des Moines authorized the acquisition, by gift, negotiation, or condemnation, of the property interests required to construct this project; and,

WHEREAS, the following properties have been appraised by an independent appraisal firm, and the appraisals have been reviewed by the City of Des Moines' Real Estate Division Appraiser; and,

WHEREAS, based upon the appraisals, the suggested fair market value of the properties is as follows:

Titleholder: Dale L. & Janice L. Campbell
Property Location: 1500 Block SE 37th Street tax parcel: 050/03346-000-000
Property Interest(s) to be Acquired: Total Fee
Suggested Fair Market Value: \$17,000

Titleholder: Dean R. Meyer
Property Location: 3740 Vandalia Road
Property Interest(s) to be Acquired: Total Fee
Suggested Fair Market Value: \$300,000

Titleholder: Norma Duvall Mitchell
Property Location: 1412 SE 37th Street
Property Interest(s) to be Acquired: Total Fee
Suggested Fair Market Value: \$116,000

Titleholder: Robert Swift
Property Location: 1411 SE 37th Street
Property Interest(s) to be Acquired: Total Fee
Suggested Fair Market Value: \$62,500

.....
Date April 10, 2006

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 value 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 value.

That the property 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 property 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 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 executed Real Estate Documents the approval and acceptance of this Council and 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.

★ Roll Call Number

Agenda Item Number

17

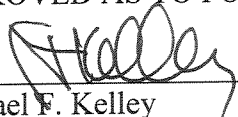
Date April 10, 2006

Agrimergent Technology Park: Page 3

COUNCIL COMMUNICATION NO. (06 - 188)

Moved by _____ to adopt.

APPROVED AS TO FORM:


 Michael F. Kelley
 Assistant City Attorney

2006-07 Capital Improvements Program: City
 Manager's Office –Economic Development
 Improvements URR095 CMO990000, Page 4-5

15W

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				


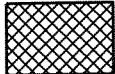


CERTIFICATE

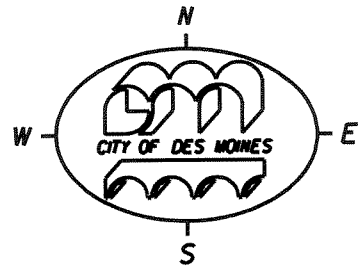
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

_____ City Clerk



-  TO BE ACQUIRED NOW
-  REMAINING PROPERTIES TO BE ACQUIRED - PHASE 1
-  CITY OWNED PROPERTY
-  PHASE 1 PROJECT BOUNDARY



PROPERTY ACQUISITIONS
AGRIMERGENT TECHNOLOGY PARK
ACTIVITY I.D. 33-2003-001