

★ Roll Call Number

Agenda Item Number

16 B

Date July 9, 2007

Forest Avenue Urban Renewal - Campos Page 1

RESOLUTION ESTABLISHING FAIR MARKET VALUE AND AUTHORIZING ACQUISITION OF PROPERTY LOCATED AT 1405 23RD STREET FOR THE FOREST AVENUE URBAN RENEWAL PROJECT, BY GIFT, NEGOTIATION OR CONDEMNATION

WHEREAS, on September 11, 2006, by Roll Call No. 06-1810, the City Council of the City of Des Moines approved and adopted the Amended Forest Avenue Urban Renewal Project; and

WHEREAS, on February 12, 2007, by Roll Call No. 07-222, the City Council of the City of Des Moines approved the acquisition plan for the 2200 Block of Forest Avenue and authorized the use of condemnation, if necessary, for acquisition of the properties within the acquisition plan area; and

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

WHEREAS, based upon the appraisal, the suggested fair market value of the property is as follows:

Titleholder: Roberto and Bernice Campos
Property Location: 1405 23rd Street
Property Interest(s) to be Acquired: Total Fee Simple Interest
Suggested Fair Market Value: \$11,000.00

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

That the valuation listed and identified above as "Suggested Fair Market Value" is hereby established as the fair market value of the property listed herein.

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

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.

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

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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 Real Estate documents 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. _____)

Moved by _____ to adopt.

APPROVED AS TO FORM:



Michael F. Kelly
Assistant City Attorney

RSW

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

CERTIFICATE

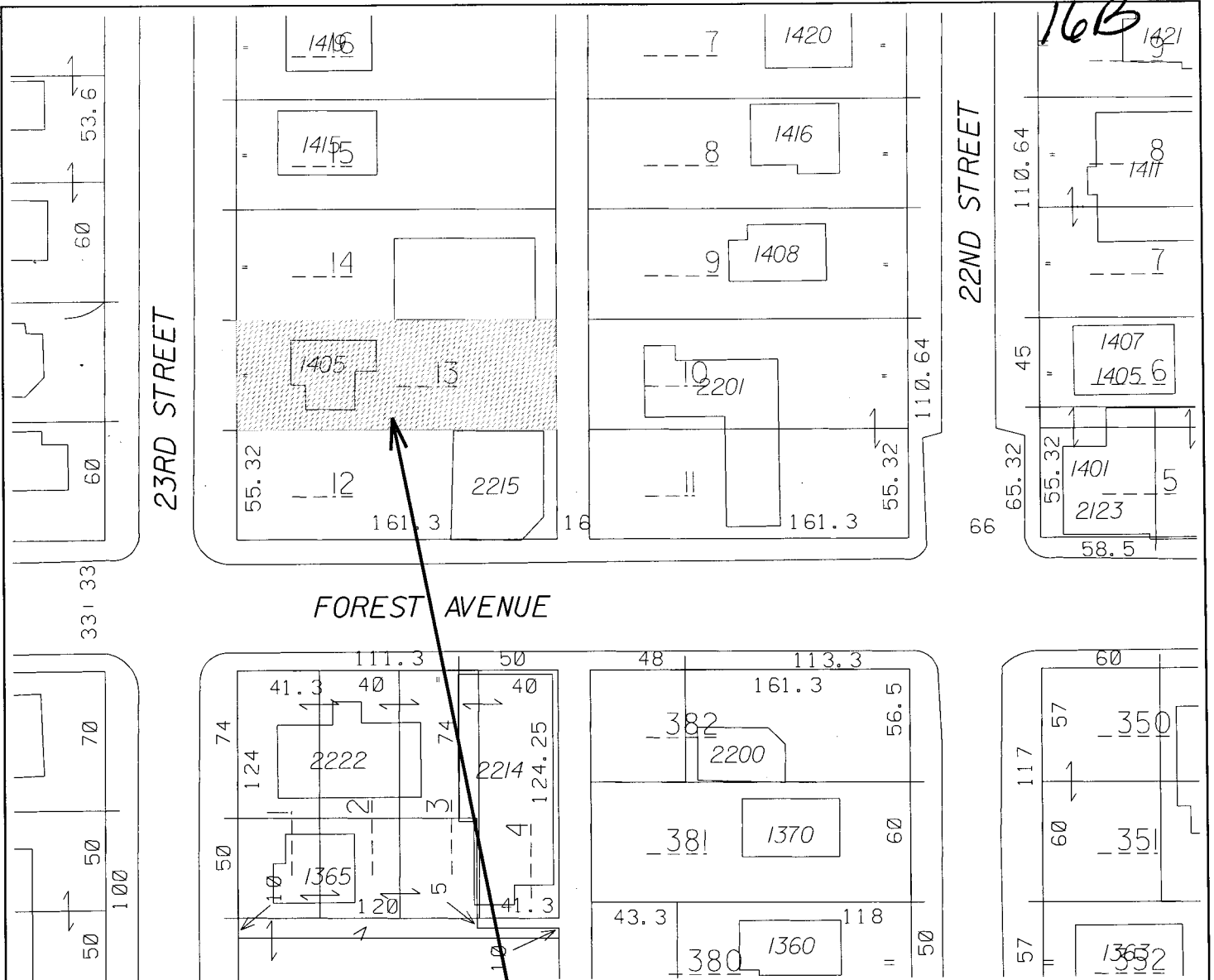
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

MOTION CARRIED APPROVED

Mayor

City Clerk



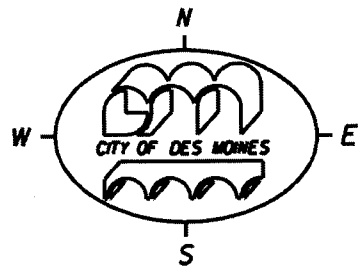
16B

23RD STREET

22ND STREET

FOREST AVENUE

PROPERTY
LOCATION



PROPERTY ACQUISITION
 FOREST AVENUE URBAN RENEWAL
 1405 23RD STREET
 ACTIVITY I.D. 32-2007-002