

Date July 13, 2009

**RESOLUTION ESTABLISHING FAIR MARKET VALUE OF VARIOUS
PROPERTIES FOR THE MERLE HAY ROAD AND URBANDALE AVENUE
INTERSECTION IMPROVEMENTS PROJECT**

WHEREAS, on March 23, 2009 by Roll Call No. 09-454, 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, the following properties have been appraised by an independent appraisal firm, and the appraisals will be reviewed and approved by the Iowa Department of Transportation; and

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

Titleholder: Joseph G. Bertroche, Sr.
Property Location: 2922 Merle Hay Road, Des Moines, IA 50310
Property Interest(s) to be Acquired: Partial Fee Acquisition and Temporary Easement for Construction
Suggested Fair Market Value: \$26,417 (plus closing costs and sign relocation)

Titleholder: Frank A. and Melba L. Scaglione
Property Location: 3000 and 3030 Merle Hay Road, Des Moines, IA 50310
Property Interest(s) to be Acquired: Partial Fee Acquisition, Permanent Easement for Utilities and Clear Zone and Temporary Easement for Construction
Suggested Fair Market Value: \$40,455 (plus closing costs and sign relocation)

Titleholder: Boston Commons Limited Company
Property Location: 3100 and 3120 Merle Hay Road, Des Moines, IA 50310
Property Interest(s) to be Acquired: Partial Fee Acquisition and Temporary Easement for Construction
Suggested Fair Market Value: \$29,236 (plus closing costs and sign relocation)

Titleholder: Jim K. Brown
Property Location: 2907 Merle Hay Road, Des Moines, IA 50310
Property Interest(s) to be Acquired: Partial Fee Acquisition and Temporary Easement for Construction
Suggested Fair Market Value: \$10,101 (plus closing costs and sign relocation)

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Titleholder: Forrest L. Ridgway, Jr.
Property Location: 2929 Merle Hay Road, Des Moines, IA 50310
Property Interest(s) to be Acquired: Partial Fee Acquisition and Temporary Easement for Construction
Suggested Fair Market Value: \$13,506 (plus closing costs and sign relocation)

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 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 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.

★ Roll Call Number

Agenda Item Number

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(Council Communication No. 09 -453)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank

 Glenna K. Frank
 Assistant City Attorney

PR

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

MOTION CARRIED

APPROVED

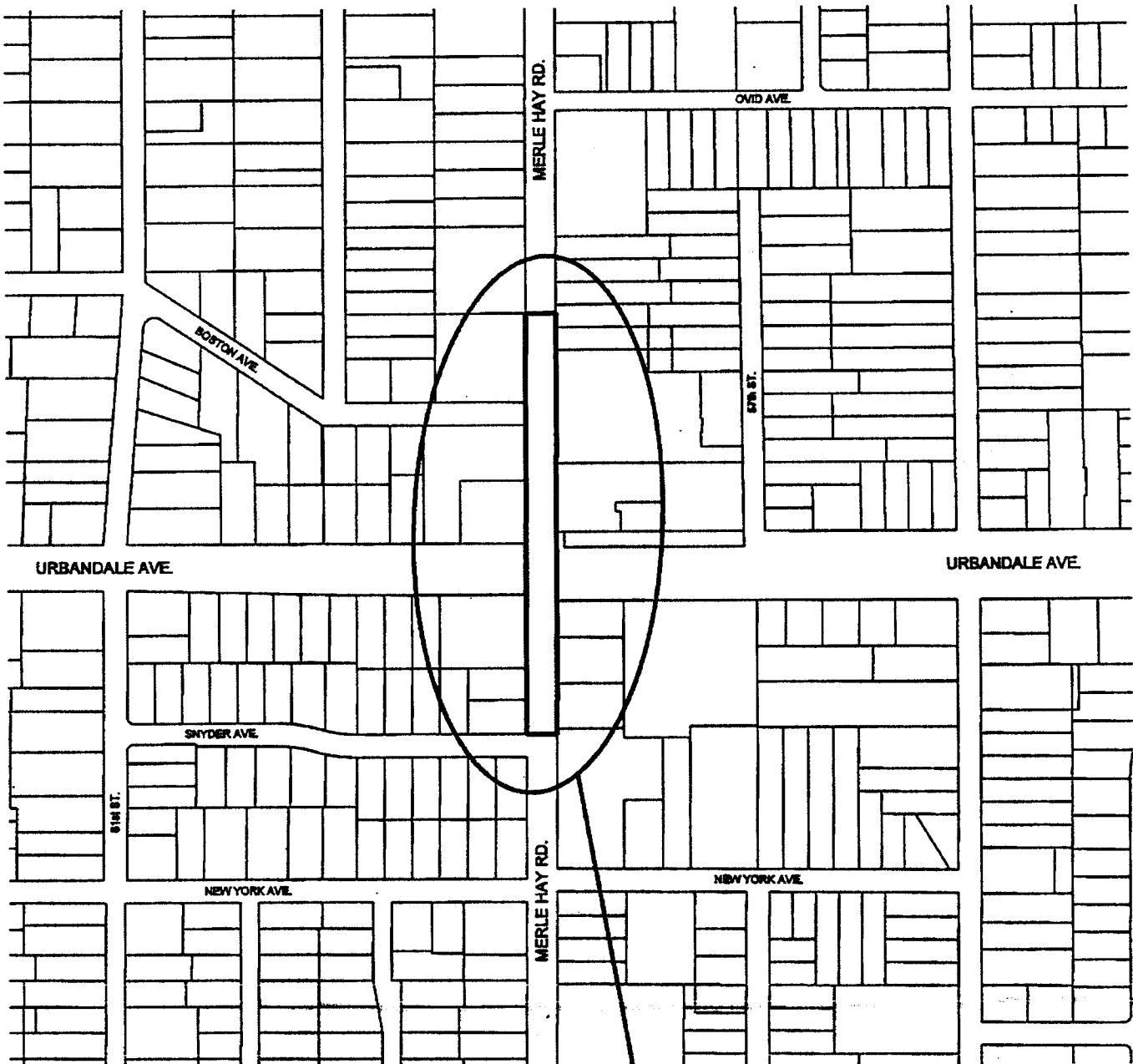
 Mayor

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



PROJECT LOCATION



**MERLE HAY ROAD AND
URBANDALE AVENUE
INTERSECTION IMPROVEMENTS
32-2009-060**