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Date August 6, 2007

APPROVE AND ACCEPT REAL ESTATE DOCUMENTS FOR PROPERTY LOCATED AT 1601 SE 35TH STREET FROM DONALD W. AND CONSTANCE L. BEALS AND 1615 SE 35TH STREET FROM FAY J. AND GINA M. BEALS FOR THE DES MOINES AGRIMERGENT TECHNOLOGY PARK PROJECT

WHEREAS, on, Roll Call No. June 17, 2002 by Roll Call No. 02-1591, the City Council of the City of Des Moines, Iowa, authorized the acquisition of all necessary property interests by gift, negotiation or condemnation for the Agrimergent Technology Park Project; and,

WHEREAS, the Real Estate Division of the Engineering Department has negotiated a voluntary property acquisition settlement as listed below, which is within a reasonable range of the City's independent appraised value. In addition to the consideration below, the voluntary agreement also includes a provision that allows the property owners to remain on the property for 12 months at no cost; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the suggested acquisition settlement and attached documents are hereby approved and accepted as follows:

Property Owner:	Donald W. and Constance L. Beals
Property Location:	1601 SE 35th Street
Document Type:	Offer to Purchase Real Estate and Acceptance
Document Type:	Warranty Deed
City's Appraised Value:	\$26,000
Consideration:	\$28,600 plus closing costs

Property Owner:	Fay J. and Gina M. Beals
Property Location:	1615 SE 35th Street
Document Type:	Offer to Purchase Real Estate and Acceptance
Document Type:	Warranty Deed
City's Appraised Value:	\$66,000
Consideration:	\$72,600 plus closing costs

That the Finance Director is authorized and directed to issue checks in the amounts necessary to carry out the 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 the transactions in accordance with standard real estate practices.

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.

★ Roll Call Number

Agenda Item Number

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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 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.

Moved by _____ to adopt.

COUNCIL COMMUNICATION NO. (07-482)

APPROVED AS TO FORM:



Michael F. Kelley
Assistant City Attorney

Activity ID: 33-2003-001
2007-08 CIP, Page 5, Economic Development –
Agrimergent Technology Park, URR095 (federal
funds) and URR035 (City funds).

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

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

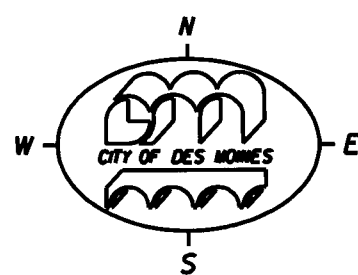
I, Diane Rauh, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk



**PROJECT
LOCATION**



**PROPERTY ACQUISITION
AGRIMERGENT TECHNOLOGY PARK
ACT. I.D. 33-2003-001**