

Date August 24, 2009

Page 1

**RESOLUTION ESTABLISHING FAIR MARKET VALUE OF PROPERTY  
LOCATED AT 2625 AND 2701 MCKINLEY AVENUE FOR THE MCKINLEY AVENUE  
DRAINAGE IMPROVEMENTS PROJECT – SW 26<sup>TH</sup> STREET TO SW 31<sup>ST</sup> STREET**

**WHEREAS**, on May 4, 2009, by Roll Call No. 09-728, 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 property has been appraised by an independent appraisal firm; and

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

Titleholder:	PPD Property, Inc.
Property Location:	2625 and 2701 McKinley Avenue, Des Moines, IA 50321
Property Interest(s) to Be Acquired:	Partial Fee Acquisition
Suggested Fair Market Value:	\$30,000

**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 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.

Date August 24, 2009

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.

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

(Council Communication No. 09-609)

APPROVED AS TO FORM:

*Glenna K. Frank*  
 Glenna K. Frank  
 Assistant City Attorney

*RSW*

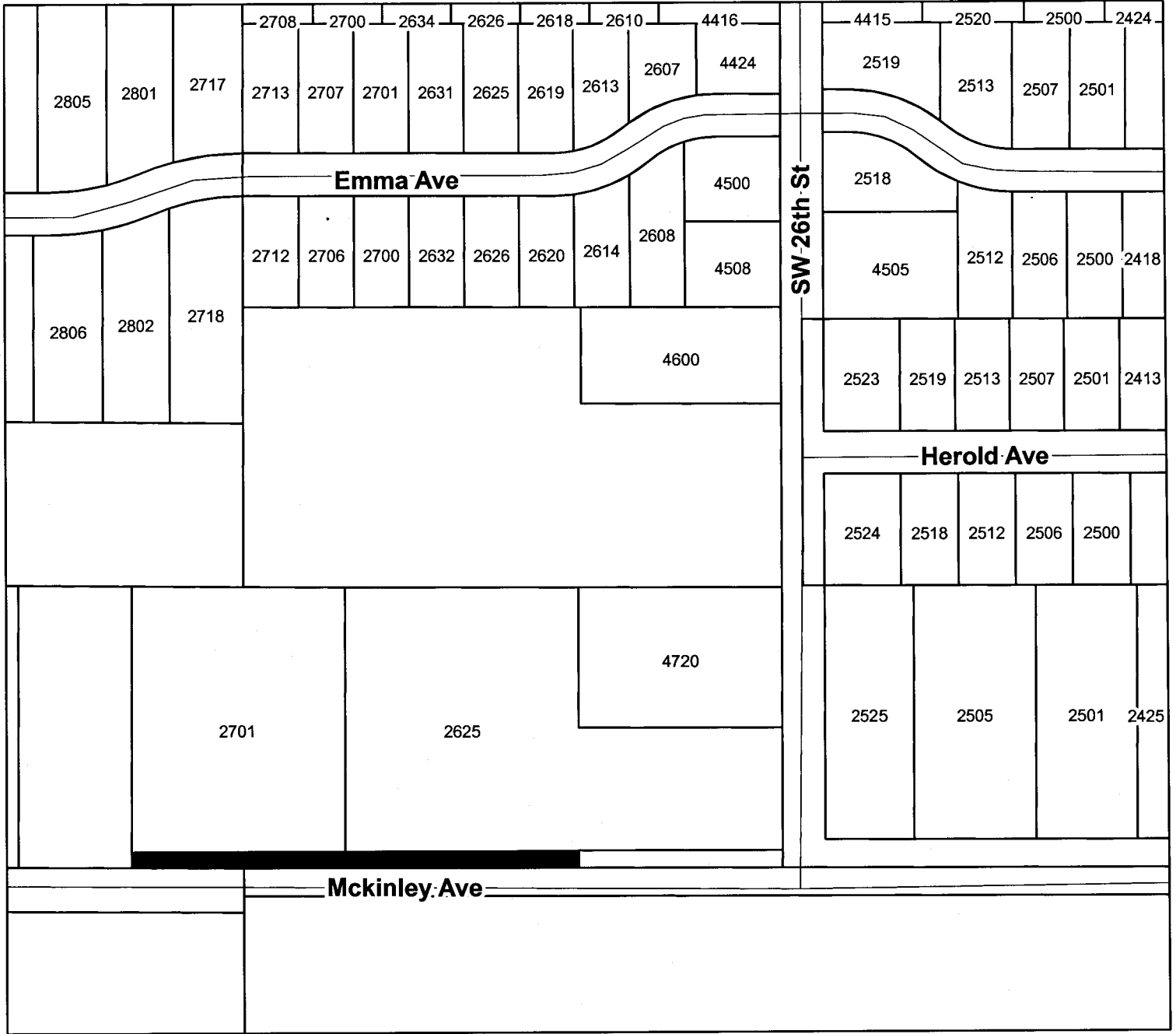
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLISSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**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



**Legend**

 PROJECT LOCATION



MC KINLEY AVENUE DRAINAGE  
 IMPROVEMENTS PROJECT -  
 SW 26TH STREET TO SW 31ST STREET  
 PPD PROPERTY, INC.  
 2625 AND 2701 MC KINLEY AVENUE