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Date ..... March 12, 2012 .....

**RESOLUTION ESTABLISHING FAIR MARKET VALUE OF MULTIPLE PROPERTIES FOR THE SOUTHEAST CONNECTOR PROJECT – SE 23<sup>RD</sup> STREET TO SE 30<sup>TH</sup> STREET**

**WHEREAS**, on March 7, 2005, by Roll Call No. 05-530, the City Council approved the execution of an Iowa Department of Transportation Agreement for the SE Connector Project; and

**WHEREAS**, on October 25, 2010, by Roll Call No. 10-1786, 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 a portion of the SE Connector Project from SE 14<sup>th</sup> Street to SE 30<sup>th</sup> Street; and

**WHEREAS**, the following properties have been appraised and the appraisals have been or are being reviewed and approved by independent appraisers; and

**WHEREAS**, based upon the appraisals, the suggested fair market values of the properties are as follows:

Titleholder: Norma Burgett and Franklin D. Brown  
Property Location: 631 and 633 SE 25<sup>th</sup> Court, Des Moines, IA 50317-7518  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$31,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Rickey L. Fitch  
Property Location: 635 SE 25<sup>th</sup> Court, Des Moines, IA 50317-7518  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$25,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Ryan H. Polansky  
Property Location: 640 SE 26<sup>th</sup> Court, Des Moines, IA 50317-7525  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$42,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Omar W. Alawadi  
Property Location: 645 SE 26<sup>th</sup> Court, Des Moines, IA 50317  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$235,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Angel and Sheila M. Hernandez  
Property Location: 714 SE 27<sup>th</sup> Street, Des Moines, IA 50317-1206  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$78,000 (Plus Closing Costs and Relocation Expenses)

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Titleholder: Jason Vandemark  
Property Location: 707 and 721 SE 27<sup>th</sup> Street, Des Moines, IA 50317-1205  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$135,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Dionicio Martinez-Montero  
Property Location: 727 SE 27<sup>th</sup> Court, Des Moines, IA 50317-1232  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$77,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Raul Camarena  
Property Location: 718 SE 28<sup>th</sup> Street, Des Moines, IA 50317-1311  
Property Interest to Be Acquired: Total Fee Acquisition  
Suggested Fair Market Value: \$81,000 (Plus Closing Costs and Relocation Expenses)

**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 values of the property interests listed herein.

That the Real Estate Division of the Engineering Department is authorized and directed to acquire the property interests through gift, negotiation or condemnation based upon the approved fair market values listed above.

That the property interests 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 interests 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

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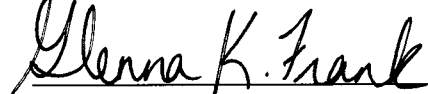
aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices.

That the Real Estate Division Manager is hereby authorized and directed to execute Maintain Vacancy Agreements and Rental Agreements, if necessary.

(Council Communication No. 12- 112 )

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

APPROVED AS TO FORM:

  
 Glenna K. Frank  
 Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
GRIESS				
MAHAFFEY				
MEYER				
MOORE				
<b>TOTAL</b>				
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