

Date July 23, 2012

RESOLUTION ESTABLISHING FAIR MARKET VALUE OF MULTIPLE PROPERTIES FOR THE SOUTHEAST CONNECTOR PROJECT

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 14th Street to SE 30th Street; and

WHEREAS, the following properties have been appraised and the appraisals have 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: Duane Sabin
Property Location: 423 Southeast 18th Street, Des Moines, IA 50317-7618
Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$263,000 (Plus Closing Costs and Relocation Expenses)

Titleholder: Heartland Mutual Services, L.C.
Contract Purchaser: Desoto Group, L.L.C.
Property Location: 2109 Market Street, Des Moines, IA 50317
Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$171,000 (Plus Closing Costs)

Titleholder: Norfolk Southern Railway
Property Location: Tax Parcels 040/06620-000-000, 050/04496-001-000, 050/00462-001-000, and 050/04478-001-000
Property Interest to Be Acquired: Total Fee Acquisition and Partial Fee Acquisition
Suggested Fair Market Value: \$74,000 (Plus Closing Costs)

Titleholder: Don and Sandra Davidson
Property Location: Tax Parcel 050/02431-000-000
Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$312,000 (Plus Closing Costs)

Titleholder: Bryan N. Wheeler
Property Location: 701 SE 24th Street, Des Moines, IA 50317
Property Interest to Be Acquired: Total Fee Acquisition

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Suggested Fair Market Value: \$23,838 (Plus Closing Costs and Relocation Expenses)

Titleholder: Dennis J. Modde
Property Location: 727 SE 28th Street, Des Moines, IA 50317
Property Interest to Be Acquired: Partial Fee Acquisition and Temporary Easement for Construction
Suggested Fair Market Value: \$81,274 (Plus Closing Costs)

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 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. 12-405)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

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Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, HENSLEY, GRIESS, MAHAFFEY, MEYER, MOORE, and 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