★ Roll Call Number

Date June 13, 2016

RESOLUTION ESTABLISHING FAIR MARKET VALUE OF MULTIPLE PROPERTIES FOR THE 42ND STREET STREETSCAPE PROJECT

WHEREAS, on March 21, 2016, by Roll Call No. 16-0449, the City Council of the City of Des Moines, Iowa authorized the acquisition, by gift, negotiation, or eminent domain, of the right-of-way and easements required for the 42nd Street Streetscape Project; and

WHEREAS, the following properties have been appraised and the appraisals have been reviewed by independent appraisers; and

WHEREAS, based upon the appraisals, the suggested fair market value of the property interests to be acquired are as follows:

Titleholder: Property Location:	Des Moines Independent Community School District 800 42 nd Street, Des Moines, IA 50312		
Property Interest to Be Acquired:	Partial Fee Acquisition, Permanent Easement for Storm Sewer, Permanent Easement for Utility Corridor, and Temporary Easement for Construction and Construction-Related Activities		
Fair Market Value:	\$25,369.00 (plus closing costs)		
Titleholder:	RSC Partners, LLC		
Property Location:	900 42 nd Street, Des Moines, IA 50312		
Property Interest to Be Acquired:	Partial Fee Acquisition, Permanent Easement for Storm Sewer and Utility Corridor and Temporary Easement for Construction and Construction-Related Activities		
Fair Market Value:	\$51,740.00 (plus closing costs)		

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

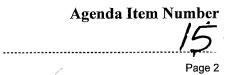
That the valuations listed and identified above as "Suggested Fair Market Value" are hereby established as the fair market values of the property interests listed herein.

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 owner agrees 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

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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.

(Council Communication No. 16-<u>**3**//</u>)

Moved by ______ to adopt.

APPROVED AS TO FORM

Lisa A. Wieland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
COLEMAN					I, DIANE RAUH, City Clerk of said City here certify that at a meeting of the City Council said City of Des Moines, held on the above dat
GATTO					
GRAY				among other proceedings the above was adopte	
HENSLEY					IN WITNESS WHEREOF, I have hereunto set n
MOORE					
WESTERGAARD				hand and affixed my seal the day and year the above written.	
TOTAL					
MOTION CARRIED	•	.	A	PPROVED	
				Mayor	City Cle