

Agenda Item Number SE Connector - Multiple Properties - Page 1

Date January 7, 2008

RESOLUTION ESTABLISHING FAIR MARKET VALUE FOR MULTIPLE PROPERTIES FOR THE SOUTHEAST CONNECTOR PROJECT - SW 2ND TO SE 6TH STREET PHASE

WHEREAS, on April 25, 2005, by Roll Call 05-969, 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, on November 9, 2007, the City's Engineering Department received authorization from the Iowa Department of Transportation to commence acquisition of all necessary property interests for this project; and

WHEREAS, the following properties have been appraised by an independent appraisal firm, and the appraisals have been reviewed and approved by the Iowa Department of Transportation; and

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

Titleholder: Property Location: Property Interests To Be Acquired: Suggested Fair Market Value:

Titleholder: Property Location:

Property Interests To Be Acquired: Suggested Fair Market Value:

Titleholder: Property Location: Property Interests To Be Acquired: Suggested Fair Market Value:

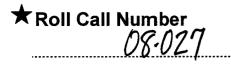
Titleholder: Property Location:

Property Interests To Be Acquired: Suggested Fair Market Value: Arthur C. Hedberg, Jr. 421-423 SE 4th Street, Des Moines, IA 50309 Total Fee Acquisition \$ 48,500

Wesley Investments, Inc. 413-415 SE 5th Street and 508 Allen Street, Des Moines, IA 50309 Total Fee Acquisition \$ 69,000

Benjamin and Louis Zenti 401-407 SE 4th Street, Des Moines, IA 50309 Total Fee Acquisition \$ 450,000

Two Rivers Development, LC 412-418 SE 3rd Street and 300 Allen Street, Des Moines, IA 50309 Total Fee Acquisition \$ 137,000



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Wyoming 302 (Katherine Halloran) 417 SE 3rd Street, Des Moines, IA 50309 Total Fee Acquisition \$ 52,000

Robert F. and Ruth Davis 451 SE 2nd Street, Des Moines, IA 50309 Total Fee Acquisition \$ 71,000

Catherine Starks 215 Raccoon Street, Des Moines, IA 50309 Total Fee Acquisition \$ 23,000

Lena M. Thomas 420 SE 3rd Street, Des Moines, IA 50309 Total Fee Acquisition \$ 35,000

John W. Finney 419 SE 3rd Street, Des Moines, IA 50309 Total Fee Acquisition \$ 24,000

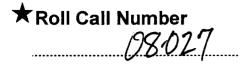
Onimosso J. Zepeda 416 SE 4th Street, Des Moines, IA 50309 Total Fee Acquisition \$ 47,000

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 properties listed herein.

That the Real Estate Division of the Engineering Department shall further proceed with acquisition of the properties through gift, negotiation or condemnation, as previously authorized, based upon the approved fair market values.

That the properties 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.



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If the property owners agree to convey the properties 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.

(Council Communication No. 08-0/4)

PROVED AS TO FORM:

 Moved by
 Hendley
 to adopt; refer to the City

 Manager to review the process
 and affirm the Council goal to

 FORM:
 retain as many businesses and residents as

 Act ID: 32-2005-011 possible.
 2007/08 CIP, Street Improvements, SE Connector - SW

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Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
COLEMAN					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.
HENSLEY					
KIERNAN					
MAHAFFEY					
MEYER	1				
VLASSIS					
TOTAL	17		F	•	
CTON GATT	11		A	PPROVED) one fain
1. M. YUM	aun	- LOU	M	•	City Clerk
· · · · · ·				_ Mayor	