

★ Roll Call Number

08:317

Agenda Item Number

18

Date March 10, 2008

SE Connector – SE 6th Street to SE 14th Street: Page 1

**RESOLUTION ESTABLISHING FAIR MARKET VALUE FOR MULTIPLE
PROPERTIES FOR THE SOUTHEAST CONNECTOR PROJECT – SE 6TH STREET
TO SE 14TH STREET PHASE**

WHEREAS, on April 25, 2005, by Roll Call No. 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 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 appraiser, and those appraisals have been reviewed by an independent appraiser; and

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

Titleholder: Kenneth K. Coughlin
Property Location: 422 SE 9th Street, Des Moines, IA 50309-5016
Property Interest to be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$54,000

Titleholder: Jose H. Rincon
Property Location: 423 SE 9th Street, Des Moines, IA 50309-5015
Property Interest to be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$52,000

Titleholder: Rosa Torres
Property Location: 422 SE 10th Street, Des Moines, IA 50309-5020
Property Interest to be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$52,000

Titleholder: Mary Thrasher
Property Location: 1004 Allen Street, Des Moines, IA 50309-5036
Property Interest to be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$70,000

★ **Roll Call Number**

08-377

Agenda Item Number

18

SE Connector – SE 6th Street to SE 14th Street: Page 2

Date March 10, 2008

Titleholder:	Mabel B. Nicolino Estate, Sam J. Nicolino, Jr., Executor
Property Location:	620 Allen Street, Des Moines, IA 50309
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$38,000

Titleholder:	Walter J. and Carolyn L. Riley
Property Location:	400, 408 and 415 SE 7 th Street, Des Moines, IA 50309
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$43,500

Titleholder:	John Virden Estate and Mildred Virden
Contract Purchaser:	Sheltering Rock Church
Property Location:	718 Allen Street, Des Moines, IA 50309
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$80,500

Titleholder:	Christine Thompson Estate, Pamela Jones, Executor
Property Location:	Vacant Lot South Side of 600 Block Raccoon Street
Property Interest to be Acquired:	Total Fee Acquisition
Suggested Fair Market Value:	\$10,650

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 is authorized and directed to acquire the properties through gift, negotiation or condemnation 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.

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

★ Roll Call Number

08-377

Agenda Item Number

18

SE Connector – SE 6th Street to SE 14th Street: Page 3

Date March 10, 2008

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. 08-116)

Moved by Meyer to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Assistant City Attorney

Activity ID: 32-2006-049
2007-08 CIP, Street Improvements,
SE Connector – SE 6th to SE 14th,
STR219, Page 40

BW

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

Diane Rauh City Clerk

MOTION CARRIED APPROVED
T. M. Franklin Mayor