



Roll Call Number

17-1813

Agenda Item Number

14

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Date October 23, 2017

RESOLUTION ESTABLISHING FAIR MARKET VALUE OF MULTIPLE PROPERTIES FOR THE MUNICIPAL SERVICES CENTER – PHASE 2 PROJECT

WHEREAS, on May 8, 2017, by Roll Call No. 17-0828, the City Council of the City of Des Moines, Iowa authorized the acquisition, by gift, negotiation, or eminent domain, of the necessary property interests required for the Municipal Services Center (MSC) – Phase 2 Project; and

WHEREAS, on October 9, 2017, by Roll Call No. 17-1778, the City Council approved a revised site boundary and accepted real estate documents for voluntary acquisition of property located at 1700 Maury Street from S & P Properties, LC for the MSC – Phase 2 Project; and

WHEREAS, the revised site boundary shifts the MSC – Phase 2 Project to the east and eliminates or reduces the acquisition needs from several other property owners that were previously identified for acquisition along the west side of the original site boundary, and adds property owned by Norfolk Southern Railway Company to the project; and

WHEREAS, on October 9, 2017, by Roll Call No. 17-1779, the City Council of the City of Des Moines, Iowa authorized the acquisition, by gift, negotiation, or eminent domain, of the necessary property interests required from Norfolk Southern Railway Company for the MSC – Phase 2 Project; and

WHEREAS, the following properties have been appraised by an independent appraiser for the MSC – Phase 2 Project; and

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

Titleholder: Don C. Davidson
Property Location: District/Parcel 040/02654-001-000, Des Moines, IA 50317
Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$10,100.00 (plus closing costs)

Titleholder: Zinser Properties, LLC
Property Location: 723 SE Astor Street and District/Parcel 040/03213-002-000
Des Moines, IA 50317
Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$290,000.00 (plus relocation and closing costs)

Titleholder: Ronald M. Goodman, Trustee of the Ronald M. Goodman
Revocable Trust Agreement dated December 23, 2010
Property Location: 1530 Maury Street, Des Moines, IA 50317
Property Interest to Be Acquired: Total Fee Acquisition



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Suggested Fair Market Value: \$115,000.00 (plus relocation and closing costs)

Titleholder: Dale H. Jones
Property Location: 1526 Scott Avenue, 712 SE Astor Street and 718 SE Astor Street
Des Moines, IA 50317

Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$62,000.00 (plus relocation and closing costs)

Titleholder: Norfolk Southern Railway Company
Property Location: District/Parcels 040/00543-001-000, 040/00543-002-002 and
040/00543-002-003, Des Moines, IA 50317

Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$144,000.00 (plus closing costs)

Titleholder: Donald S. Haugh a/k/a Donald Scott Haugh
Property Location: 713 SE Astor Street, 1551 Scott Avenue, District/Parcels
040/03206-000-000, 040/03159-000-000, 040/03160-000-000,
040/03161-000-000, 040/03162-000-000, 040/03163-000-000 and
040/03164-000-000, Des Moines, IA 50317

Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$76,500.00 (plus closing costs)

Titleholder: Donald S. Haugh, Sr.
Property Location: 605 SE Astor Street, 607 SE Astor Street and 611 SE Astor Street
Des Moines, IA 50317

Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$28,500.00 (plus closing costs)

Titleholder: Donald S. Haugh, Jr. a/k/a Donald Haugh, Jr.
Property Location: 702 SE 16th Street, 620 SE Astor Street, 610 SE Astor Street,
613 SE Astor Street, 621 SE Astor Street, 709 SE Astor Street,
District/Parcels 040/03220-000-000, 040/03222-000-000,
040/03154-000-000 and 040/03149-000-000
Des Moines, IA 50317

Property Interest to Be Acquired: Total Fee Acquisition
Suggested Fair Market Value: \$145,000.00 (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 value of the property interests listed herein.



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That the Real Estate Division of the Engineering Department is authorized and directed to acquire said property interests through gift, negotiation or eminent domain 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 said 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 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. 17-756)

Moved by Gatto to adopt.

APPROVED AS TO FORM

Lisa A. Wieland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
COLEMAN		✓		
GATTO	✓			
GRAY	✓			
HENSLEY				✓
MOORE	✓			
WESTERGAARD	✓			
TOTAL	4	1		2

T.M. Franklin Council 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.

Diane Rauh City Clerk