

OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

ITEM 51

CITY COUNCIL COMMUNICATION 97-036  
JANUARY 20, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
APPROVAL OF PAYMENT AND AUTHORIZATION TO CLOSE ON 2107 MCKINLEY A VENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	WILLIAM F. FLANNERY AVIATION DIRECTOR

**SYNOPSIS —**

The property located at 2107 McKinley Avenue, formerly known as Barry's Lounge, is located within the Northeast Runway Protection Zone. In January 1996, the property suffered a fire that caused damage that was estimated to exceed 60 percent of the building. The owner indicated a desire to pursue a voluntary acquisition of the property by the City on behalf of the Des Moines International Airport, as an alternative to redevelopment, with the property to be acquired in its current condition as vacant ground. Therefore, on March 6, 1996, by Resolution No. A96-52, the Airport Board authorized the voluntary acquisition process to begin and on August 6, 1996, by Resolution No. A96-192, the Airport Board established Fair Market Value for the property at \$124,000.

**FISCAL IMPACT —**

Budget authority for the acquisition of property in a Runway Protection Zone is contained in the approved FY1995/96 Airport Capital Improvement Program, Account No. 318766, "Land Acquisition—Runway Protection Zone." Funding is planned to come initially from unobligated funds in the Airport Enterprise Fund (i.e., fund balance) with the expectation that 90 percent federal grant reimbursement may be made available in the future.

**RECOMMENDATION —**

On January 7, 1997, by Resolution A97-07, the Board approved the recommendation to City Council the purchase of property located at 2107 McKinley Avenue for \$124,000 and authorized all necessary payments from the Airport Enterprise Fund to carry out the purchase.

**BACKGROUND —**

The City, through existing Grant Assurances with the Federal Aviation Administration (FAA), is required to maintain compatible land uses adjacent to the Des Moines International Airport. These Grant Assurances require the City to protect the landing approaches to the Des Moines International Airport, maintain compatible land uses adjacent to the Airport, and keep the Runway Protection Zones free of hazards.

On May 19, 1987, by Roll Call No. 87-2104, the City Council established a policy that no development, redevelopment or substantial change in the use of the property located within the Airport's Northeast Runway Protection Zone may be permitted unless it is determined by the City Manager to be compatible with the Airport Master Plan and not have the result of substantially creating or increasing danger to the public. The FAA concurred with this development policy and has further recommended that property within the Runway Protection Zone be acquired by the City as it becomes available. Acquisition of properties within the Northeast Runway Protection Zone has been planned to occur on a voluntary basis or as a consequence of the inability of the owner(s) to use their property that is compatible with the safe operation of the Airport.