

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 97-423
AUGUST 18, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
FAIR MARKET VALUE/ACQUISITION OF 1600, 1604, 1606, AND 1608 SIXTH AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

On February 19, 1996, the City Council adopted the Sixth Avenue Urban Renewal Plan. On December 2, 1996, the Council passed the First Amendment of the Urban Renewal Plan for the Sixth Avenue Urban Renewal Area which proposed additional acquisition parcels located at the intersection of Sixth Avenue and College Avenue.

The purpose of these acquisitions is to prevent further deterioration along the Sixth Avenue corridor by rehabilitating sound structures and demolishing those which are unsound. The acquisitions will also remove non-conforming uses and redevelop the site with uses in accordance with the parcels' C-1 zoning.

The *Sixth Avenue Revitalization Plan* calls for the redevelopment of the corner of Sixth Avenue and College Avenue for use as a commercial/retail node based largely on "international" businesses, building off of the existing Asian businesses located along that section of Sixth Avenue.

FISCAL IMPACT —

Community Development Block Grant (CDBG) funds, in the amount of \$250,000, have been designated for use on this project. These will be used to acquire the following properties. These properties have been appraised by the Iowa Appraisal and Research Corporation and reviewed by Carlson, McClure & Associates to determine fair market value.

<u>Parcel No.</u>	<u>Address</u>	<u>Fair Market Value</u>	<u>Use</u>
M-14	1600 Sixth Avenue	\$37,000	Commercial
M-14	1604 Sixth Avenue	\$18,000	Commercial
M-14	1606 Sixth Avenue	\$15,000	Commercial
M-14	1608 Sixth Avenue	\$16,000	Commercial

RECOMMENDATION —

Acceptance and approval of establishing fair market value, and authorizing the City Manager or designee to acquire the above-listed properties by negotiation; and if settlement is not possible, to authorize condemnation and to undertake relocation and related activities, as required.

BACKGROUND —

The proposed acquisition parcels are located within the boundaries of the Sixth Avenue Urban Renewal Area which was approved by the City Council on February 19, 1996, by Roll Call No. 96-653. The

Sixth Avenue Urban Renewal Plan and this proposed amendment are mechanisms for implementing the goals and objectives identified in *The Sixth Avenue Revitalization Plan*, adopted by the City Council on May 16, 1994, by Roll Call No. 94-1868.

The Sixth Avenue Urban Renewal Plan also incorporated the goals of the River Bend Neighborhood Plan adopted by the City Council on March 16, 1992, by Roll Call No. 92-892, and the North Park Neighborhood Plan adopted by the City Council on April 22, 1991, by Roll Call No. 91-1696.

The project received an allocation of \$250,000 of CDBG funds for the purpose of acquiring six parcels located along the northwest side of the intersection of Sixth Avenue and College Avenue. Staff now needs authorization from the City Council to proceed with the acquisition of the first four properties.