

Date April 9, 2007

RESOLUTION ESTABLISHING FAIR MARKET VALUE AND AUTHORIZING VOLUNTARY ACQUISITION FOR PROPERTY LOCATED AT 1307 CLARK STREET FOR THE FOREST AVENUE URBAN RENEWAL PROJECT

WHEREAS, on October 24, 2005 by Roll Call No. 05-2584, the City Council of the City of Des Moines adopted the Forest Avenue Urban Renewal Plan; and

WHEREAS, on September 11, 2006 by Roll Call No. 06-1810, the City Council of the City of Des Moines adopted the Amended Forest Avenue Urban Renewal Plan; and

WHEREAS, the following property has been appraised by an independent appraisal firm, and the appraisal has been reviewed by the City of Des Moines' Real Estate Division Appraiser; and,

WHEREAS, based upon the appraisal, the suggested fair market value of the property is as follows:

Titleholder:	Ricky L. and Rosalea A. Stanton
Property Location:	1307 Clark Street
Property Interest(s) to be Acquired:	Total Fee - Simple Interest
Suggested Fair Market Value:	\$ 37,000.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

That the valuation listed and identified above as “Suggested Fair Market Value” is hereby established as the fair market value of the property listed herein.

That the Real Estate Division of the Engineering Department is authorized and directed to voluntarily acquire the property through gift or negotiation based upon the approved fair market value with the option of assigning the City’s interests directly to a developer for closing and redevelopment of the property.

That the property 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 property in an amount based on the established fair market value, including an approved administrative settlement, 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

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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.

That the Real Estate Division Manager is hereby authorized and directed to execute Maintain Vacancy Agreements and Rental Agreements, if necessary.

(COUNCIL COMMUNICATION NO. 07-187)

Moved by _____ to adopt.

APPROVED AS TO FORM:


 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
MEYER				
TOTAL				

MOTION CARRIED APPROVED

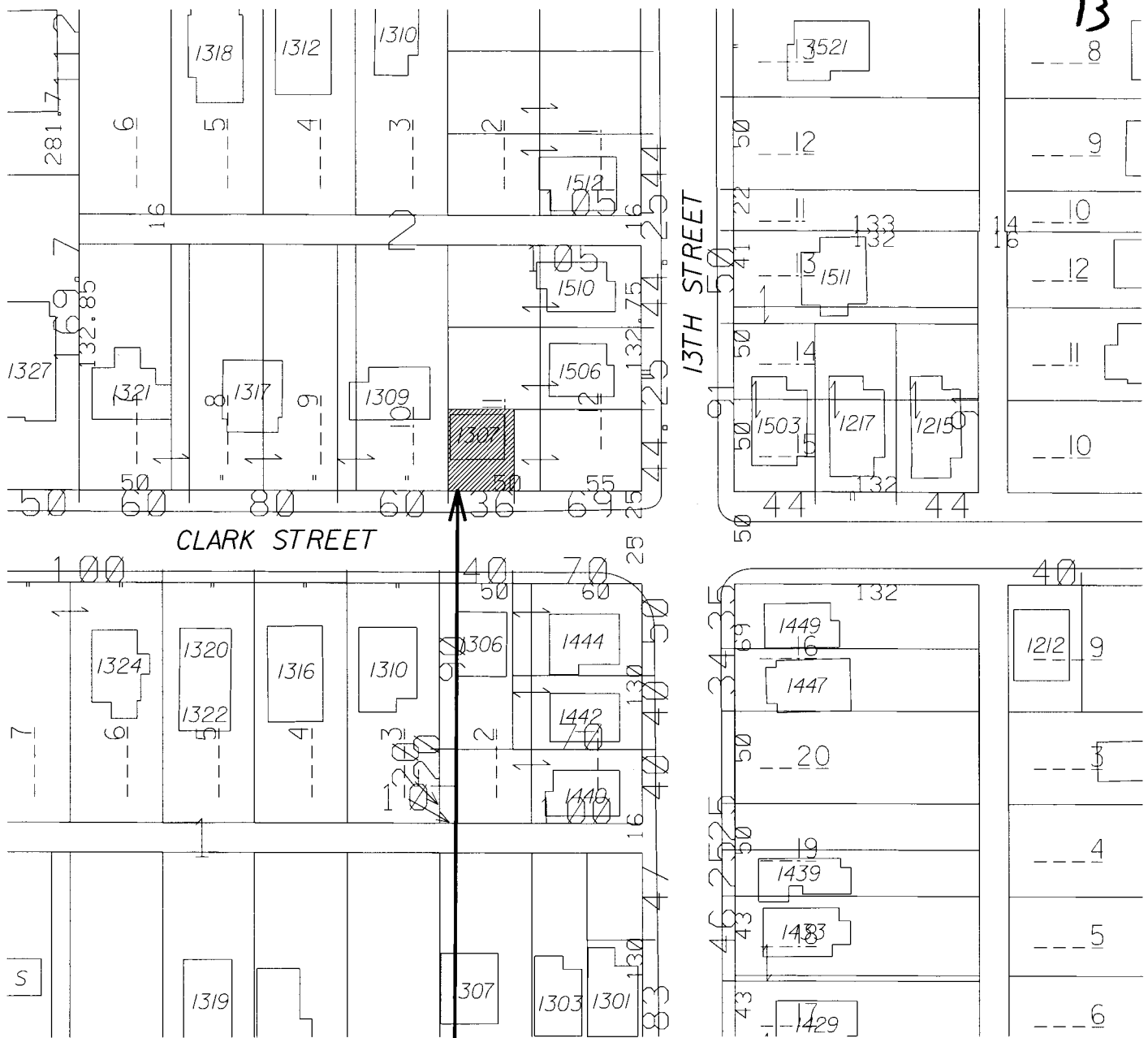
 Mayor

CERTIFICATE

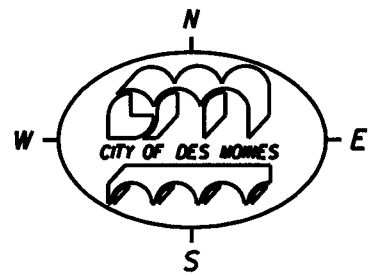
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 City Clerk



PROPERTY
LOCATION



PROPERTY ACQUISITION
 1307 CLARK STREET
 FOREST AVENUE URBAN RENEWAL
 ACTIVITY I.D. 32-2007-047