CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 18, 2024

ITEM: Resolution - Approval and Acceptance of Conveyance of Property Interests for Construction of the Mills Civic Parkway Project

FINANCIAL IMPACT: $36,855.00 (previously budgeted)

SYNOPSIS: Property interests necessary for construction of the Mills Civic Parkway Project at Sugar Creek and Fox Creek Crossings are being purchased through a negotiated purchase agreement at the appraised fair market value established by compensation estimate prepared by JCG Land Services, Inc. from the owner shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisal shown in bold, if any. The attached resolution approves the purchase agreement and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 500.000.000.5550.730, Project No. 0510-071-2021 with the ultimate funding intended to come from General Obligation Bonds backed by Tax Increment Financing revenue from the Coachlight Urban Renewal Area.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION: Adopt a Resolution approving and accepting conveyance of property interests to the City of West Des Moines for Construction of the Mills Civic Parkway Project.

Lead Staff Member: Brian Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Greta Truman, City Attorney
Appropriations/Finance	Brian J. Hemesath, P.E., City Engineer
Legal	Tim Stiles, Finance Director CL for TS
Agenda Acceptance	Ryan T. Jacobson, City Clerk

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO._____

AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENTS AND CONVEYANCE OF PROPERTY INTERESTS FOR CONSTRUCTION OF THE MILLS CIVIC PARKWAY PROJECT AT SUGAR CREEK AND FOX CREEK CROSSINGS, PROJECT NO. 0510-071-2021

WHEREAS, on September 18, 2023, the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easements, including any leasehold interests, necessary for construction of the Mills Civic Parkway Project (Project No. 0510-071-2021); and

WHEREAS, ultimate funding is intended to come from General Obligation Bonds backed by Tax Increment Financing revenue from the Coachlight Urban Renewal Area; and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, the City of West Des Moines has secured property interests through a negotiated Purchase Agreement for the acquisition and donation of property interests necessary for the Project; and

WHEREAS, the name of the property owner and the fair market value, established by established by compensation estimate prepared by JCG Land Services, Inc. for property to be acquired are attached hereto as **Exhibit "A"** and made a part of this resolution; and

WHEREAS, documents conveying property interests necessary to complete the Project have been presented to the City for approval; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.

2. The City Clerk is directed to certify the Council's approval and acceptance.

3. The City Attorney is authorized to take all steps necessary and consistent with the Purchase Agreements to acquire the property interests.

4. The documents shall be filed with the county recorder as appropriate.

5. The Director of Finance is authorized to make payment to the property owner shown on the attached **Exhibit "A"** pursuant to the terms and conditions of the Purchase Agreement.

PASSED AND ADOPTED this **18th** day of **March, 2024**.

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Russ Trimble, Mayor

ATTEST:

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Ryan T. Jacobson
City Clerk

Exhibit "A"

MILLS CIVIC PARKWAY AT SUGAR CREEK AND FOX CREEK CROSSINGS
PROJECT NO. 0510-071-2021

EXHIBIT/ PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	SUMMARY
35	Silo 9 Plat 1, LLC 9510 Mills Civic Parkway Dallas County 1615300016, f/k/a 1615300011	$36,855.00	
	TOTAL	$36,855.00	