

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

98-328

SYNOPSIS —

AGENDA:

AUGUST 17, 1998

SUBJECT:

ALLEY VACATION
AT EAST 6TH
STREET AND
GRAND AVENUE

At its July 27, 1998 meeting by Roll Call No. 98-2343, the City Council voted to direct staff to prepare a report on property values, and conveyance alternatives to abutting property owners for two vacated alleys in the vicinity of East 6th Street and Grand Avenue.

Additionally, the issue was raised as to the proper inspection certification for an apartment in the building at East 6th and Grand.

TYPE:

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

FISCAL IMPACT –

SUBMITTED BY:

ERIC ANDERSON
CITY MANAGER

N/A

RECOMMENDATION –

Staff proposes three alternative conveyance strategies:

1) That both alleys be conveyed in their entirety to one property owner or the other with stipulations for access for repairs and maintenance activities.

2) Sell one alley to one property owner, and the other alley to the other owner; again, with access stipulations.

3) Divide and convey both alleys on a “ 50-50” basis to each property owner.

To make a determination as to which strategy should be used, staff recommends that each property owner be requested to provide the following written information to staff by September 8, 1998, followed by a presentation from the property owners to the City Council during a hearing which can be set for September 14, 1998:

- 1) The proposed use for the alleys.**
- 2) The amount that they will offer the City for the conveyance.**
- 3) The estimated tax return from the proposed usage.**
- 4) How the proposed use will benefit the Gateway East Project.**
- 5) How each property owner would accommodate the access needs of the other.**

If the Council approves this recommendation, staff from Community Development will contact each property owner requesting the information detailed above.

The Council also had questions regarding the process by which the dwellings currently within this building would be brought into compliance with applicable housing and building codes. Preliminary inspections and file review have taken place. One of the six units has a certificate of occupancy and is currently legal. The preliminary inspections of the remaining units revealed multiple housing and building code violations. The violations are suspected to be of a significance and complexity that a registered architect may be needed to prepare a plan for bringing the building into compliance for residential occupancy. A coordinated notice requiring compliance with both the Building and Housing Codes will be sent to the owner within the next two weeks.

BACKGROUND –

On July 27, 1998, Roll Call No. 98-2343, Council considered a request from James O. Boyt, for the vacation and conveyance of the east/west and north/south alley rights-of-way in the vicinity of East 6th Street and Grand Avenue. Council moved to adopt and refer to the City Manager and Legal Department for implementation of vacation. Staff to report on conveyance alternatives, property values, and methodology of conveyance to abutting property owners, for report back at the August 17, 1998, Council meeting.

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