

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-552

SYNOPSIS -

AGENDA:

NOVEMBER 20, 2000

Approval of the sale of 17 vacant lots in the Frisbee Park Neighborhood at fair-market value to R.M. Madden Construction, 5909 Grand Avenue, Des Moines, Rick Madden, General Partner, and Barnes Realty, 717 4th Street, Des Moines, Michael Barnes, President, for the construction of 17 new single-family houses.

SUBJECT:

CONTRACTS FOR
THE SALE OF
FRISBEE PARK
LOTS

FISCAL IMPACT -

TYPE:

The City of Des Moines will receive \$161,750 for the sale of these lots; \$112,250 from R.M. Madden Construction for 12 lots and \$49,500 from Barnes Realty for five lots. These proceeds will be used to acquire land in flood prone areas of the City as required by Federal Emergency Management Agency, (FEMA).

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION-

SUBMITTED BY:

APPROVAL.

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND---

The City Council approved the sale of 42 vacant lots in the Frisbee Park Neighborhood. Twelve lots were previously sold to individual property owners for use as side yards. The remaining lots were offered for sale in four packages. Proposals were received for three of the packages; the Community Development Department reviewed the proposals and made recommendations to the City Council. On August 21, 2000 by Roll Call 00-3523, the City Council approved package A (5 lots) to Barnes Realty and package C (12 lots) to R.M. Madden Construction. Packages B and D will be re-offered for sale in the future.

The Parks and Recreation Department has developed contracts for the sale of the properties to Barnes Realty and R.M. Madden

Construction. These contracts include language to ensure that only single-family houses are built with the following conditions:

- 900-1200 square feet for one-story structures;
- over 1200 square feet for two-story structures;
- full size basement. If a basement is not feasible due to water table or sewer depth, a 2-car garage must be constructed.;
- a 2-car garage must be shown on the site plan for construction now or in the future;
- houses must meet City codes and ordinances and have a one-year builder's warranty;
- must include gas heat, a gas water heater, and central air conditioning;
- a paved driveway to be built at least to the back line of house;
- sidewalks;
- landscaping requirements consistent with City ordinances; and
- completion within three years.