

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

01-032

SYNOPSIS -

AGENDA:

JANUARY 22, 2001

SUBJECT:

SALE OF VACATED
ALLEY TO MORA, INC.

TYPE:

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

Mora, Inc. (Manual and Maria Mora) own and operate the Tienda Mexicana La Tapatia at East 17th and Grand. They will build a new 14,000 square foot store at East 15th between Des Moines and Lyon Streets. The Moras wish to purchase 8,041 square feet of vacated east-west alley adjoining their proposed new store site at a purchase price of \$1 per square foot for a total price of \$8,041. This is below the appraised value of \$3.75 per square foot. It is recommended that the price of the alley be reduced because of the significant economic development investment being made by Mora, Inc. The Moras have worked with the neighborhood to address aesthetic concerns, thereby incurring additional exterior, landscaping, and lighting costs. The reduced alley price will help defray some of the added costs. Total project cost is estimated at \$1,845,000. The business estimates it will add five new employees, and the development will contribute to commercial revitalization in the area.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

FISCAL IMPACT -

The sale of the alley will result in revenue to the City of \$8,041.

RECOMMENDATION -

Approval.

BACKGROUND -

The Moras have leased and operated the East Grand location since 1993. The new store will be larger, allowing expanded inventory and diversified product lines. The larger site will have better parking and circulation. The \$1,845,000 project will be financed using the Small Business Administration (SBA) 504 program. The business owners, Manual and Maria Mora, live in Pleasant Hill.

[[Council Members](#) | [Leave a Message](#) | [Meeting Agendas/Info](#) | [Recent Ordinances](#)]
[[Board/Commission List](#) | [Meeting Schedule](#) | [Request to Speak](#) | [Election/Voter Reg](#)]