

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-213	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
AGENDA:	SYNOPSIS -
APRIL 23, 2001	Continuance of a public hearing from April 16, 2001 and approval of the conveyance of excess city property located at 1758 Cleveland.
SUBJECT:	FISCAL IMPACT -
PUBLIC HEARING FOR CONVEYANCE OF REAL PROPERTY AT 1758 CLEVELAND	\$3,500 from the revenue property management (Fund PKS161600 GE001)
TYPE:	RECOMMENDATION -
RESOLUTION	Approve and authorize closing.
ORDINANCE RECEIVE/FILE	BACKGROUND -
SUBMITTED BY:	The property at 1758 Cleveland was purchased in 1981 and again in 1985. Due to title and platting restrictions, this parcel is not eligible for subdivision and infill housing. This transaction will return the property to the tax rolls and relieve the City of maintenance costs.
DONALD M. TRIPP PARK AND RECREATION DIRECTOR	The prospective property owner, Jose Galardo, has submitted floor plans for a 2,286 square foot four bedroom 2½ bath home he plans to construct on the site. He has preliminary mortgage financing in place and will begin the construction process as soon as the property is transferred into his name. (See Exhibit HP for design plans)
	This proposal for single family housing confirms the investments by the City for previous projects (Neihmiah and the Single Family Affordable Housing Program) in this area were successful, as this offer to buy does not include any requests for subsidy or grant allowance. Once the home is constructed, it would; however, be

eligible for any tax abatement available for this neighborhood.

The sale of this property was processed using the newly created Property Land Asset Management Policy Guidelines. This policy includes review by all affected departments and an approval to proceed by the City Manager. In accordance with the policy, an appraisal of the property at 1758 Cleveland was procured to establish the fair market value. Galardo made an offer to buy the property, and a date was set for a public hearing. Notification of the hearing of intent to sell was published. A public hearing is the final step required to proceed to closing and conveying of the property.
