

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

01-354

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

AGENDA:

JULY 9, 2001

SUBJECT:

SET DATE OF
HEARING ON
PROPOSED
EXCHANGE OF
PROPERTY WITH
ROWAT
STONE/VANVLEET
INC.

SYNOPSIS -

On the July 9, 2001 Council agenda are roll calls to set the date of public hearing for the July 23rd Council meeting and authorize publication of a newspaper notice of the City's intent to vacate and exchange a portion of the East Vine Street right-of-way located between East 6th and East 7th Streets, owned by the City of Des Moines, for property located between East 11th and East 12th Streets, north of East Elm Street, owned by Rowat Stone/VanVleet Inc. (Teresa VanVleet-Danos, President, 110 SE 7th Street, Des Moines).

This property exchange allows Rowat Stone to expand the company's workyard and on-site storage and increase employment by at least five full-time employees.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT -

The additional land allows Rowat Stone to expand its operations and increase the number of skilled employees. The staff valuation of the two properties shows the market value of the Rowat Stone/VanVleet property is about \$15,700 (\$.50/sq. ft.) and the City's Vine Street land is \$37,400 or a \$21,700 difference. As conditions of the land exchange, the City's agreement requires Rowat Stone/VanVleet to install a fence and hire three new full-time employees within one year.

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

RECOMMENDATION -

Approval.

BACKGROUND -

Due to complications arising from the reversion of title on various City of Des Moines street rights-of-way arising from the Rock

Island Railroad bankruptcy, Ms. VanVleet-Danos, as president of Rowat Stone, had thought ownership of the southern portion of the East Vine Street right-of-way between East 6th and East 7th Streets was in her corporate name, VanVleet, Inc.

In June 2001, the City and Ms. VanVleet-Danos arrived at an agreement that provides for an exchange of property. The agreement allows Rowat Stone to take legal title to the East Vine Street property and expand the business, and the City to take title to a similar-sized property about four blocks to the east. The Real Estate Division has determined the value of the two properties, subject the Vine Street property being fenced within a year of conveyance and Rowat Stone adding three full-time employees also within the one-year time frame, is similar.

It is necessary to vacate the East Vine Street right-of-way prior to its exchange. Council is requested to waive the additional second and third readings of the vacation ordinance at the July 23rd meeting in order for this transaction to proceed as expeditiously as possible.
