



Agenda Item:

41A

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 5/9/05
251

Communication No.: 05-

Agenda No.:	Item	Type:	Resolution	Roll	Call
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Submitted by: Richard A. Clark, Deputy City Manager

SUBJECT—

Resolution approving the temporary closure of an alley and a license agreement with Striggles Legacy II, L.L.C.

SYNOPSIS—

Precor Realty Advisors, Inc. (Nicholas Preftakes, President, 825 North Broadway Avenue, Suite 300, Oklahoma City, OK 73102), operating under the name Striggles Legacy II, LLC, has acquired the former Meadow Gold property at 1719 Grand Avenue. Precor Realty is proceeding with demolition of the Meadow Gold facilities in anticipation of constructing a new residential development at the site. It is anticipated that the City Council will take action on May 23, 2005 to schedule a public hearing to consider the proposed vacation, sale and conveyance of the east/west alley adjoining the site. Precor Realty has requested permission to immediately commence removal of the alley pavement, at their risk, prior to conveyance of the alley. The License Agreement grants that request.

FISCAL IMPACT—

The License Agreement has no fiscal impact on the City of Des Moines. In the event that the City does not approve the vacation, sale and conveyance of the alley, Precor Realty shall immediately restore the alley substantially to its condition prior to their disturbance of the property.

RECOMMENDATION—
Approval

BACKGROUND—

Precor Realty is currently demolishing the former Meadow Gold facilities at 1719 Grand Avenue in preparation for a residential development. City staff is working with Precor Realty to vacate and convey the east/west alley on the block. Staff anticipate this process will be completed and brought to Council for action in the coming weeks. Precor Realty has requested permission to allow their demolition contractor to remove the existing ally pavement while they are on site demolishing the rest of the structures. This will allow the developer to avoid the added cost and time delay of having the demolition contractor return to the site.

Also on the May 9, 2005 agenda is a resolution to approve the Enterprise Zone application for this residential development.

Preliminary terms of a development for this project will be presented to the City Council in the coming weeks.

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Reference Map

