



Agenda Item:
46

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 2/6/06
Agenda Item Type: Resolution

Communication No.: 06-061
Roll Call No.:

Submitted by: Donald M. Tripp, Park and Recreation Director
Jeb E. Brewer, City Engineer

SUBJECT—

Public hearing to approve the conveyance of City-owned property at 5712 Winona Avenue.

SYNOPSIS—

If approved, this action would sell 5712 Winona Avenue to R. M. Madden Construction Inc, Robert M. Madden Jr., President, 5909 Grand Avenue, Des Moines, Iowa, 50312.

FISCAL IMPACT—

The sale is expected to yield \$25,231.00. The proceeds from the sale of this property will be deposited into the FEMA Flood Account as follows: Account 480010, Fund SP030, Organization CDD049900, Project DRCD2000001.

RECOMMENDATION—

Approval

BACKGROUND—

On November 11, 2005, bid letters were mailed to prospective buyers, including adjoining property owners Linda L. Kenney, 5710 Winona Avenue, Des Moines, Iowa, 50312-1648, and Jay R. Butler, Jr., 5804 Winona Avenue, Des Moines, Iowa, 50312-1650.

R. M. Madden Construction, Inc., 5909 Grand Avenue, Des Moines, Iowa, 50312, submitted an offer to purchase the property for \$25,231.00. The offer is more than the estimated Fair Market Value of

\$23,500.00. Linda Kenney, 5710 Winona Avenue, a property owner adjacent to the property, also submitted a lesser bid in the amount of \$6,500. Subsequent to the bidding process, Mr. Kenney requested that the bid be increased above the winning bid. The Kenney's were notified that such an action would violate the bidding process.

5712 Winona Avenue measures 72 feet by 360 feet (approximately 25,920 square feet), and its purchase will allow the R. M. Madden Construction to construct a single-family dwelling.

The City Council set the date of hearing for this item on January 23, 2006 by Roll Call 06-157.