



Council Communication

Office of the City Manager

Date

July 24, 2006

Agenda Item No. 66

Roll Call No. 06-

Communication No. 06-457

Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Hearing on sale of city-owned property in the vicinity of Martin Luther King Jr. Parkway and High Street to Hubbell Realty Company.

SYNOPSIS:

Hubbell Realty Company (Rick Tollakson, President and CEO, 6900 Westown Parkway, West Des Moines, IA 50266) has submitted an offer to purchase the above referenced property near the intersection of High Street and Martin Luther King Jr. Parkway for residential development.

FISCAL IMPACT:

Amount: \$124,740 (Revenue)

Funding Source: The funds will be deposited into the Federal Title 23 Deposit Account
Fund: CP038, Org: ENG990000, Project: STR500

ADDITIONAL INFORMATION:

Please see the attached Plat of Survey for identification of Lots B, C, and D.

The City previously sold Lots B and D to Knapp Properties, Inc. (Gerard D. Neugent, President, 4949 Westown Parkway, West Des Moines, IA 50266). Knapp developed Lot D for Ingersoll Family Physicians. Knapp intended to develop housing on Lot B and has a right of first refusal with the City for acquisition and residential development of Lot C. Hubbell will acquire Lot B from Knapp and Lot C from the City for the development of at least 15,000 square feet of residential development.

The City Manager must approve Hubbell's site plan and conceptual development prior to closing,

The Real Estate Division of the Engineering Department has determined the fair market value of Lot C to be \$5 per square foot. The value includes a covenant limiting the property exclusively to residential use and reservation of storm sewer easements.

PREVIOUS COUNCIL ACTION(S):

Date: July 10, 2006

Roll Call Number: 06-1334

Action: On sale of city-owned property in the vicinity of Martin Luther King Jr. Parkway and High Street to Hubbell Realty Company, \$124,740, (07-24-06). Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 14, 2003

Roll Call Number: 03-1646

Action: On sale of City owned property at 2103 Ingersoll Avenue, former Stew Hansen site, to Knapp Properties, \$665,740.(Council Communication No. 03-336). Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 14, 2001

Roll Call Number: 01-1767

Action: Establishing Fair Market Value and authorizing acquisition of 2103 Ingersoll Avenue, for the north/south segment of the Martin Luther King Jr. Parkway Project, (Stewart Hansen, \$1,400,000). SPONSOR: Hensley. Moved by Hensley to adopt. Motion Carried 6-1. Absent: Flagg.

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City Manager review of Hubbell's site plan and conceptual development plan.

