| | **Council Communication**<br>Office of the City Manager | **Date** | August 21, 2006 |
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| | | **Agenda Item No.** 45<br>**Roll Call No.** 06-<br>**Communication No. 06-535**<br>**Submitted by: Jeb E. Brewer, P.E.,**<br>    **City Engineer** | |

**AGENDA HEADING:**

Hold Hearing on the sale of City-owned property acquired for airport purposes located at the northeast corner of the intersection of Stanton Avenue and SW 34th Street, and for the vacation and conveyance of a portion of Stanton Avenue to James J. and Jamie M. Ellis for $110,000.

**SYNOPSIS:**

Recommend approval for the vacation and sale of such property to James J. and Jamie M. Ellis for $110,000. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated need for this property.

**FISCAL IMPACT:**

Amount: $110,000

Funding Source: 2006-07 Operating Budget, Page 207, Airport Operations, EN002.

**ADDITIONAL INFORMATION:**

On June 15, 1992, by Roll Call No. 92-2183, the City Council approved the purchase of a parcel of vacant land located at the northeast corner of the intersection of Stanton Avenue and SW 34th Street. The parcel consisted of 4.35 acres and was purchased for the expansion of the Iowa Air National Guard leasehold located on the Des Moines International Airport. The purchase price of the original 4.35 parcel was $59,000 and was funded from the Airport Enterprise Fund. The project has been completed, including the relocation of SW 34th Street. A triangular parcel of approximately 2.38 acres was not used in the expansion project. Except for a storm drain across the remaining property, it is not used for airport purposes. Federal Aviation Regulations provide that land not needed for airport purposes may be disposed of if it is not needed for aeronautical purposes or serves as noise buffer land. The land is not needed for either of these purposes.

On August 24, 2006, by Resolution No. A05-257, the Airport Board recommended that the City approve the sale of the excess property subject to appropriate noise and avigation easements, and subject to approval of the Federal Aviation Administration. On July 26, 2006, such approval was granted.

The property to be conveyed consists of approximately 104,080 square feet (2.38 acres). The City obtained an independent appraisal on this property that indicated a Fair Market Value of $110,000. Twenty bid letters were mailed to adjacent property owners, developers, and all other interested buyers

of record.  Bids were received from R. M. Madden Construction for $48,050 and from James J. and Jamie M. Ellis for $110,000.

The adjoining property owners, James J. and Jamie M. Ellis, 3607 SW 34th Place, Des Moines, Iowa, 50321, have submitted an offer to purchase in the amount of $110,000 for the above referenced property, which is equal to the estimated Fair Market Value.  They will incorporate this property to adjoining owned property for residential development.  The City will retain a Permanent Easement for Storm Sewer and Surface Water Flowage on the property.  This sale will be subject to appropriate noise and avigation easements, as well as requirements that any improvements built on the property be constructed in such a manner to mitigate noise to prescribed levels.


**PREVIOUS COUNCIL ACTION(S):**

Date:  August 7, 2006

Roll Call Number:  06-1571

Action:  On sale of City-owned property acquired for Airport purposes, at the NE corner of the intersection of Stanton Avenue and SW 34th Street, and for vacation and conveyance of a portion of Stanton Avenue, to James J. and Jamie M. Ellis, $110,000, (8-21-06).  Moved by Vlassis to adopt. Motion Carried 6-1.


**BOARD/COMMISSION ACTION(S):**

Date:  October 4, 2005

Roll Call Number:  Airport Board Resolution A05-257

Action:  Recommended that the City Council approve the sale of excess real property located at the northeast corner of the intersection of Stanton Avenue and SW 34th Street, and the vacation and conveyance of a portion of Stanton Avenue, subject to appropriate avigation easements and building requirements that will mitigate aircraft noise, and subject to approval of the Federal Aviation Administration.


**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:  NONE**