



Council Communication

Office of the City Manager

Date February 12, 2007

Agenda Item No. 50
Roll Call No. 07-
Communication No. 07-078
Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Extending the deadline for satisfaction of the conditions precedent in accordance with the terms of the purchase agreement between the City of Des Moines and Hubbell Realty Company for excess property in the vicinity of Martin Luther King Jr. Parkway and High Street.

SYNOPSIS:

Hubbell Realty Company (Rick Tollakson, President and CEO, 6900 Westown Parkway, West Des Moines, IA 50266) has requested an extension of the deadline for satisfaction or waiver of the conditions precedent pursuant to the July 24, 2006 purchase agreement. On October 9, 2006, by Roll Call 06-1946, this deadline was extended from October 5, 2006, to December 31, 2006. A deadline extension to March 2, 2007, will provide Hubbell Realty with additional time to finalize its site plan and conceptual plan as required in the purchase agreement

FISCAL IMPACT:

Amount: There is no fiscal impact associated with this action.

The July 24, 2006 action cited below will result in revenue to the City in the amount of \$124,740.

Funding Source:

The revenue will be deposited into the Federal Title 23 Deposit Account:
Fund: CP038; Org: ENG990000; Project: STR500

ADDITIONAL INFORMATION:

Hubbell Realty intends to build 17 residential townhomes at the SW corner of Martin Luther King Jr. Parkway and High Street. These two-story units will each contain approximately 1,600 square feet of living space and have two-car attached garages.

In addition to the City-owned parcel, the project area includes a parcel currently owned by Knapp Properties. Hubbell intends to close on the Knapp parcel on February 26, 2007.

PREVIOUS COUNCIL ACTION(S):

Date: October 9, 2006

Roll Call Number: 06-1964

Action: [Extending](#) the deadline for satisfaction of the conditions of the purchase agreement with Hubbell Realty Company for excess property in the vicinity of Martin Luther King Jr. Parkway and High Street. ([Council Communication No. 06-657](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: July 24, 2006

Roll Call Number: 06-1502

Action: 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. ([Council Communication No. 06-457](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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