



Council Communication

Office of the City Manager

Date	May 7, 2007
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Agenda Item No.	56
Roll Call No.	<u>07-</u>
Communication No.	<u>07-266</u>
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing on the vacation and conveyance of 8th Street right-of-way between Center Street and Park Street to Principal Life Insurance Company for \$108,895.

SYNOPSIS:

Approval of vacation and conveyance of such property to Principal Life Insurance Company, an Iowa corporation, Ted Brackett, 2nd Vice President Corporate Real Estate, 711 High Street, Des Moines, Iowa, 50392-001, for \$108,895. 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 public need for this property.

FISCAL IMPACT:

Amount: \$108,895 (Revenue)

Funding Source: 2007-08 Operating Budget, Page 255, Property Maintenance, SP767

ADDITIONAL INFORMATION:

The City Plan and Zoning Commission has considered and recommended conditional approval for the vacation and conveyance of 8th Street right-of-way between Center Street and Park Street at their meeting on April 19, 2007. On May 7, 2007, the City Council will receive and file the Plan and Zoning Commission's report and recommendation, prior to proceeding with the public hearing for the sale of this property.

The purchase of this property will allow the adjoining property owner, Principal Life Insurance Company, to incorporate the street right-of-way with existing owned commercial property for additional parking space between a planned parking ramp and day care center.

The property to be conveyed consists of approximately 21,779 square feet. Principal Life Insurance Company has submitted an offer of \$108,895 to purchase the above referenced property, which is equal to a restricted use fair market value for the property to be conveyed. The property will be subject to a no-build restriction that shall not preclude the construction of a parking lot and associated parking lot improvements. This restriction can be released upon payment of an additional \$108,895 to the City, which represents the balance of an unrestricted fair market value.

PREVIOUS COUNCIL ACTION(S):

Date: April 23, 2007

Roll Call Number: 07-751

Action: [On](#) vacation and conveyance of 8th Street right-of-way between Center Street and Park Street to Principal Life Insurance Company, \$108,895, (5-7-07). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: April 19, 2007

Roll Call Number: City Plan and Zoning Commission

Action: Approved request for vacation and conveyance of 8th Street right-of-way between Center Street and Park Street, subject to provision of easements for all existing utilities.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE