



Council Communication

Office of the City Manager

Date September 8, 2008

Agenda Item No. 40
Roll Call No. 08-
Communication No. 08-528
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing for conveyance of multiple City-owned properties for infill housing redevelopment and sideyard use.

SYNOPSIS:

Recommend approval of conveyance of City-owned properties for infill housing redevelopment and sideyard use. 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 these properties.

FISCAL IMPACT:

Amount: \$25,767 (Revenue)

Funding Source: \$13,857 deposited in: Storm Water Improvements, City-wide Storm Water Utility Projects, STE057, PWK990000; and \$11,910 deposited in: Property Maintenance Fund, SP767, ENG980500.

ADDITIONAL INFORMATION:

The City of Des Moines' Engineering Department - Real Estate Division identified eight City-owned properties that were available to be marketed and sold either for infill housing redevelopment or sideyard use. These properties have been owned by the City since the 1980's and 1990's adding no tax base while incurring labor and maintenance expenses for the City.

On August 1, 2008, competitive bid packets were mailed to multiple developers and all adjoining property owners of the eight City-owned lots available for either infill housing redevelopment or sideyard use with the bid results as follows:

Property Location	Bidder	Highest Bid	Use
1263 E. 17 th Ct.	LAB Investment Co., Inc.	\$2,025	Infill Housing
1218 E. 17 th Ct.	LAB Investment Co., Inc.	\$2,225	Infill Housing
1440 Stewart St.	LAB Investment Co., Inc.	\$7,160	Infill Housing
1221 E. 17 th Ct.	R.M. Madden Construction, Inc.	\$500	Infill Housing
2625 Easton Blvd	R.M. Madden Construction, Inc.	\$12,757	Infill Housing
826 & 829 Morton Ave.	Byron & Marilyn Barrett	\$100	Sideyard Only
818 Morton Ave.	Curtis White & Donna Wallace	\$1,000	Sideyard Only

The conveyance of the lots located at 1440 Stewart Street and 1263, 1218, and 1221 East 17th Court are subject to the Logan Urban Renewal Area minimum development requirements. LAB Investment Company, Inc., Stephen A. Lipovac, President, 325 5th Street, West Des Moines, Iowa, 50265 submitted the highest bid for three of these lots. R.M. Madden Construction, Inc., Rick Madden, Vice President, 5909 Grand Avenue, Des Moines, Iowa, 50314, submitted the only bid for the remaining lot located at 1221 East 17th Court.

The conveyance of the lot located at 2625 Easton Boulevard is subject to the Des Moines Citywide Infill Housing requirements. R.M. Madden Construction, Inc. submitted the highest bid for this lot.

The conveyance of the lots located at 818, 826, and 829 Morton Avenue are all restricted to sideyard only use due to storm sewer and surface water flowage easements. Byron and Marilyn Barrett live at 827 Morton Avenue, Des Moines, Iowa. The Barretts have agreed to purchase the lot located at 829 Morton Avenue, which adjoins their property. In addition, the Barretts have agreed to purchase the lot across the street located at 826 Morton Avenue. There is an additional lot across the street located at 828 Morton Avenue, which was not included in the competitive bid process. This particular lot was purchased with FEMA funds and must remain in public ownership. However, the Barretts have agreed to accept a permanent easement for sideyard use and maintain all three properties in order to provide a park-like atmosphere in the neighborhood. Curtis White and Donna Wallace live at 816 Morton Avenue, Des Moines, Iowa, 50316, and have agreed to purchase the lot located at 818 Morton Avenue, which adjoins their property. All four of the lots on Morton Avenue contain a no-build restriction, with the exception of 818 Morton Avenue, which allows for the construction of a garage subject to the approval of both the Permit and Development and Storm Water Divisions of the City of Des Moines.

PREVIOUS COUNCIL ACTION(S):

Date: August 25, 2008

Roll Call Number: 08-1501

Action: On conveyance of multiple City-owned properties to various parties, (9-8-08). Moved by Vlassis to adopt. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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