



Council Communication

Office of the City Manager

Date November 10, 2008

Agenda Item No. 49
Roll Call No. ~~08-~~
Communication No. ~~08-~~674
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of the East/West alley between Woodland Avenue and High Street, from a point 60 feet east of 14th Street to 15th Street, and 14th Street from Woodland Avenue to High Street, to Central Iowa Health Properties Corporation for \$414,750.

SYNOPSIS:

Recommend approval of vacation and conveyance of such property to Central Iowa Health Properties Corporation, Joseph F. Corfits, Chief Financial Officer, 1200 Pleasant Street, Des Moines, Iowa, 50309, for \$414,750. 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: \$414,750 (Revenue)

Funding Source: 2008-09 CIP, Page Street Improvements – 18, High Street Realignment – 10th Street to 14th Street, STR204.

ADDITIONAL INFORMATION:

On February 11, 2008, by Roll Call No. 08-210, City Council authorized the acquisition of the right-of-way required to construct the High Street Realignment – 10th Street to 14th Street Project by gift, negotiation, or condemnation and approved the fair market values for multiple properties. A partial acquisition of the parking lot owned by Central Iowa Health Properties at the northwest corner of High Street and 12th Street, as well as a temporary easement for construction, is required for this project. Based on an independent appraisal, the City offered Central Iowa Health Properties \$76,576 for the property interests needed. They accepted the City's offer subject to the vacation and conveyance of the East/West alley right-of-way between Woodland Avenue and High Street, from a point 60 feet east of 14th Street to 15th Street, and 14th Street right-of-way from Woodland Avenue to High Street. The vacation and conveyance of this right-of-way is needed in part to replace parking being lost because of the City's acquisition for this project.

On October 27, 2008, by Roll Call No. 08-1838, the City Council adopted a recommendation from the City Plan and Zoning Commission that the East/West alley between Woodland Avenue and High Street, from a point 60 feet east of 14th Street to 15th Street, and 14th Street from Woodland Avenue to High Street be vacated and sold subject to provision of an easement providing access to the rear of the property at 1423 High Street, provision of an easement for all existing utilities unless the impacted utility

agrees to other arrangements, and Council consideration of the responses from Action Reprographics' suppliers regarding the proposed access easements.

Central Iowa Health Properties will assemble the above-described right-of-way with additional owned commercial property to replace parking that is being purchased by the City to facilitate the High Street Realignment project. They own all but one of the parcels adjoining the subject right-of-way. The property at 1423 High Street is owned by RDB Investments, LLC and contains the Action Reprographics business. This property relies on the alley for access to the rear of the building. Central Iowa Health Properties has agreed to provide an access easement to the rear of 1423 High Street. They will provide and maintain a paved route including snow removal.

The property being conveyed consists of approximately 25,320 square feet. Central Iowa Health Properties has submitted an offer of \$414,750 to purchase the above-referenced right-of-way, which is equal to the estimated fair market value based on independent appraisals obtained by the City.

PREVIOUS COUNCIL ACTION(S):

Date: October 27, 2008

Roll Call Number: 08-1841

Action: On vacation and conveyance of east/west alley between Woodland Avenue and High Street from a point 60 feet east of 14th Street to 15th Street, and 14th Street from Woodland Avenue to High Street to Central Iowa Health Properties Corporation, \$414,750, (11-10-08). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: October 27, 2008

Roll Call Number: 08-1838

Action: Regarding request from Iowa Methodist Medical Center for vacation and conveyance of 14th Street from Woodland Avenue to High Street and the east/west alley between Woodland Avenue and High Street from a point 60 feet east of 14th to 15th Street, subject to conditions. Moved by Vlassis to receive, file, and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

Date: February 11, 2008

Roll Call Number: 08-210

Action: Establishing fair market value and authorizing acquisition of multiple properties for the High Street Realignment – 10th Street to 14th Street Project. (Council Communication No. 08-062) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: October 22, 2008

Roll Call Number: Plan and Zoning Commission

Action: Approval of a request for vacation and conveyance of 14th Street from Woodland Avenue to High Street and the East/West alley between Woodland Avenue and High Street from a point 60 feet east of 14th Street to 15th Street, subject to provision of an easement providing access to the rear of the property at 1423 High Street, provision of an easement for all existing utilities unless the impacted utility agrees to other arrangements, and Council consideration of the responses from Action Reprographics' suppliers regarding the proposed access easements.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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