



Council Communication

Office of the City Manager

Date	April 20, 2009
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Agenda Item No.	57
Roll Call No.	09-
Communication No.	09-247
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for the conveyance of City-owned property locally known as 2935 Mahaska Avenue, located on the south side of Mahaska Avenue between E 29th and E 30th Streets, to LAB Investment Company Inc., for \$10,101.

SYNOPSIS:

Recommend approval of the conveyance of 2935 Mahaska Avenue to LAB Investment Company Inc., c/o Steve Lipovac, President, 328 5th Street, West Des Moines, Iowa 50265, for \$10,101. This action is required 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: \$10,101 (Revenue)

Funding Source: Sale proceeds will be deposited in: 2009/10 CIP, Storm Water Improvements, City-wide Storm Water Utility Projects, STE057, PWK990000, Page 4.

ADDITIONAL INFORMATION:

On August 24, 1998, by Roll Call No. 98-2696, the City Council of the City of Des Moines, Iowa, authorized the acquisition of the necessary right-of-way and easements for the construction of the 7th Ward Ditch Wooden Box Replacement – Phase 1, and the property located at 2935 Mahaska Avenue was purchased from Irene Cozad and Wanda M. Ortiz in December 1998.

The project has been completed and the excess property determined. This property can be redeveloped and sold subject to an easement reservation for sanitary sewer, storm sewer and surface water flowage easement and any other existing utilities.

On March 5, 2009, the City's Engineering Department – Real Estate Division sent bid packets to potential developers and adjoining property owners, with the following offers received:

1. \$10,101 from LAB Investment Company, Inc., Stephan A. Lipovac, President, 325 5th Street, West Des Moines, Iowa 50265, for the construction of a single family home.
2. \$7,870 from RM Madden Construction, Inc., Rick Madden, President, 5909 Grand Avenue, Des Moines, Iowa 50312, for the construction of a single family home.

City staff recommends approval of the higher offer for conveyance of 2935 Mahaska Avenue to LAB Investment Company Inc.

PREVIOUS COUNCIL ACTION(S):

Date: December 7, 1998

Roll Call Number: 98-3840

Action: Offer to Purchase Real Estate and Acceptance and Warranty Deed in conjunction with 7th Ward Ditch Wooden Box Replacement-Phase 1, from Wanda Mae Ortiz and Irene Cozad, 2935 Mahaska Ave. - \$25,000. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: August 24, 1998

Roll Call Number: 98-2696

Action: (C) Purchase of 5 Project-Related properties for Hazard Mitigation, (Grandview Avenue and Seventh Ward Ditch) Capital Improvement Funds. SPONSOR: McPherson. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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