



Council Communication

Office of the City Manager

Date May 4, 2009

Agenda Item No. 57
Roll Call No. 09-
Communication No. 09-281
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Hold hearing for the conveyance of City-owned property locally known as 2737 Indianapolis Avenue, located on the south side of Indianapolis Avenue between E 27th Ct. and E 28th Streets, to Neighborhood Builders, LLC, for \$3,000.

SYNOPSIS:

Recommend approval of the conveyance of 2737 Indianapolis Avenue, to Neighborhood Builders, LLC, c/o Jake Ried, President, 10888 Hickman Road, Suite 1 Clive, Iowa 50325, for \$3,000. 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: \$3,000 (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 September 13, 2004, by Roll Call No. 04-1870, City Council approved a professional services agreement with Snyder and Associates, Inc., Stephen P. Rowe, Preseident, 501 SW Oralabor Road, Ankeny, IA 50021, for Leetown Creekway Wooden Box Replacement Phase 3 Design and Construction Phase Services, not to exceed \$61,620.

On February 7, 2005, by Roll Call No. 05-290, City Council authorized acquisition of the necessary right-of-way and easements for the Leetown Creekway Wooden Box Replacement Project – Phase 3, and the property located at 2737 Indianapolis Avenue was purchased in June 2006.

The project has been completed and the excess property determined. Due to the sewer improvements located on the property, the City of Des Moines will sell this property subject to an easement reservation for sanitary sewer, storm sewer and surface water flowage easement and any other existing utilities in place.

On February 13, 2009, the City's Engineering Department – Real Estate Division sent bid packets to potential developers and adjoining property owners. The only offer received was for \$3,000 from Neighborhood Builders, LLC, c/o Jake Ried, President, 10888 Hickman Road, Suite 1 Clive, Iowa, for

the construction of a single family home. The offer of \$3,000 is equal to the estimated restricted use fair market value of the property.

PREVIOUS COUNCIL ACTION(S):

Date: April 20, 2009

Roll Call Number: 09-624

Action: On conveyance of 2737 Indianapolis Avenue to Neighborhood Builders, LLC, \$3,000, (5-4-09). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 7, 2005

Roll Call Number: 05-290

Action: Acquisition of necessary right-of-way and easements for the Leetown Creekway Wooden Box Replacement Project-Phase 3, \$150,000 estimated. Moved by Brooks to adopt. Motion Carried 7-0.

Date: September 13, 2004

Roll Call Number: 04-1870

Action: Snyder and Associates, Inc. for Leetown Creekway Wooden Box Replacement Phase 3 design and construction phase services, not to exceed \$61,620. (Council Communication No. 04-451) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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