

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> December 6, 2010
	<b>Agenda Item No.</b> 37 <b>Roll Call No.</b> [ _____ ] <b>Communication No.</b> <u>10-724</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E.</b> <b>City Engineer</b>

**AGENDA HEADING:**

Hold hearing for the conveyance of city-owned property located in the 1900 block of Scott Avenue to Kemin Holdings, LC, for \$17,085.

**SYNOPSIS:**

Recommend conveyance of such property to Kemin Holdings, LC, Chris Nelson, President and CEO, 2100 Maury Street, Des Moines, Iowa 50301, for \$17,085. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The property has been held by the City for future right-of-way needs for the planned SE Connector road project. The City’s Engineering Department has determined that the alignment for the SE Connector will not require the use of the property and there is no other current or anticipated public need for this property.

**FISCAL IMPACT:**

Amount: \$17,085 (Revenue)

Funding Source: Sale proceeds will be deposited into the Property Maintenance Endowment Fund, SP767, ENG980500. The first \$175,000 of annual proceeds to the Property Maintenance Endowment Fund will be returned to the General Fund (GE001, ENG040700) to offset the operating budget of the Engineering – Real Estate Division.

**ADDITIONAL INFORMATION:**

Kemin has recently announced a 5-year expansion plan that will add six new manufacturing facilities, three new research facilities and a new corporate headquarters building in southeast Des Moines. In addition to the new facilities, the company’s expansion is expected to create 98 new jobs in the areas of research, marketing, information technology as well as other support functions.

Kemin Holdings, LC has offered to purchase the above referenced City property for \$17,085, which is equal to the estimated fair market value, and the property will be assembled with other adjoining land that Kemin has privately acquired for their expansion project.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 22, 2010

Roll Call Number: 10-1929

Action: [On](#) conveyance of property in the 1900 block of Scott Avenue to Kemin Holdings, LC for expansion and incorporation into existing site, \$17,085, (12-6-10). Moved by Hensley to adopt. Motion Carried 6-1.

Date: October 25, 2010

Roll Call Number: 10-1785

Action: [Receive](#) regarding the retention and expansion of Kemin Industries, Inc., and the construction of the SE Connector East of SE 14th Street: (A) Receive and file City Manager Communication. (Council Communication No. 10-636) Moved by Meyer to receive and file. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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