



Council Communication

Office of the City Manager

Date:	March 14, 2011
Agenda Item No.	35A
Roll Call No.	[_____]
Communication No.	<u>11-157</u>
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of the dead end portion of Crocker Street west of 19th Place and the north-south alley west of 19th Place from Martin Luther King, Jr. Parkway to Leyner Street, to Bennett Property Management, LLC for \$12,200 and to Cameron Sadeghpour for \$50.

SYNOPSIS:

Recommend vacation and conveyance of such property to Bennett Property Management, LLC, Monte Bennett, Owner, P.O. Box 421, Pleasantville, Iowa 50225, for \$12,200 and to Cameron Sadeghpour, 1931 Leyner Street, Des Moines, Iowa 50314, for \$50. The property is being requested for purchase by Bennett Property Management, LLC, to allow for parking expansion to serve the adjoining Smokey Row Coffee House business and by Cameron Sadeghpour, for residential side yard expansion. There is no current or anticipated public need for this property and this action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

FISCAL IMPACT:

Amount: \$12,250 (Revenue)

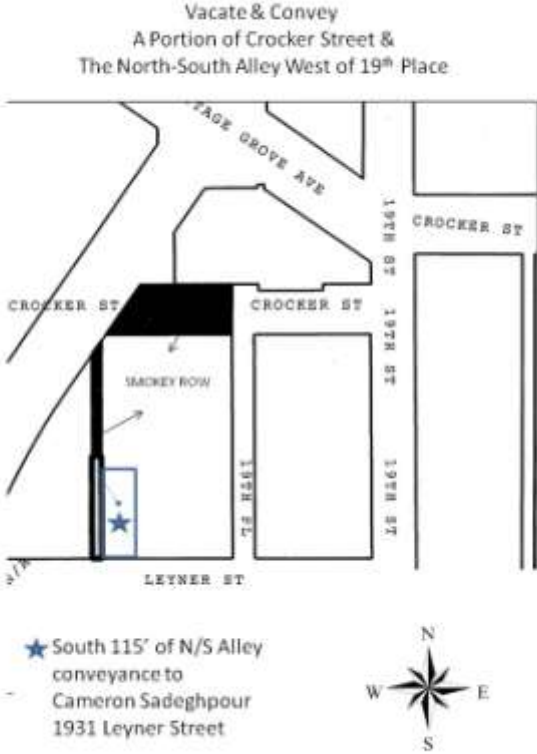
Funding Source: Sale proceeds will be deposited into the Property Maintenance Endowment Fund, SP767, ENG980500. The first \$175,000 of annual proceeds to the Property Maintenance Endowment Fund will be returned to the General Fund (GE001, ENG040700) to offset the operating budget of the Engineering –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

ADDITIONAL INFORMATION:

Bennett Property Management, LLC is the owner of property abutting the above-described portion of Crocker Street, and the north portion of the above-described alley, and has offered to the City of Des Moines the purchase price of \$12,200 for the purchase of such property for expansion and incorporation with its existing site, subject to reservation of utility easements and a no-build restriction on the property. The property consists of approximately 6,783 square feet and the purchase price reflects the restricted fair market value of the property as currently estimated by the City's Real Estate Division. The buyer will be required to pay an additional \$12,200 in the future to have the no-build restriction released.

Cameron Sadeghpour is the owner of 1931 Leyner Street, which property abuts the south portion of the above-described alley, and has offered to the City of Des Moines the purchase price of \$50 for the purchase of such property for expansion and incorporation with his current residential property. The property consists of approximately 1,250 square feet and the purchase price reflects the fair market value

of the property as currently estimated by the City’s Real Estate Division and in accordance with City policy.



PREVIOUS COUNCIL ACTION(S):

Date: February 28, 2011

Roll Call Number: 11-0303, 11-0304, & 11-0305

Action: [On](#) vacation and conveyance of a dead-end portion of Crocker Street, west of 19th Place and north/south alley, west of 19th Place from ML King Jr. Parkway to Leyner Street, to Bennett Property Management, LLC, \$12,200 and Cameron Sadeghpour, \$50, (3-14-11). Moved by Coleman to adopt. Motion Carried 7-0.

- (A) [Recommendation](#) from Plan and Zoning Commission. Moved by Coleman to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.
- (B) [Setting](#) date of hearing on rezoning of property in vicinity of 1910 Cottage Grove Avenue from “NPC” (Neighborhood Pedestrian Commercial), “RH-D” (Residential Historic) and “R-3” (Multi-Family) to “PUD” (Planned Unit Development) and to extend prohibition on issuance of demolition permits for 1918 and 1920 Crocker Street until March 14, 2011, (3-14-11). Moved by Coleman to adopt, and to extend the prohibition on the issuance of demolition permits for 1918 and 1920 Crocker until after the hearing on March 14th. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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