



# Council Communication

Office of the City Manager

<b>Date:</b>	September 12, 2011
<b>Agenda Item No.</b>	16
<b>Roll Call No.</b>	[ _____ ]
<b>Communication No.</b>	<u>11-591</u>
<b>Submitted by:</b>	Jeb E. Brewer, P.E., City Engineer

## AGENDA HEADING:

Acceptance of real estate documents from Basim and Misty Al-Bakri for the voluntary acquisition of property at 2830 6th Avenue.

## SYNOPSIS:

Recommend acceptance of real estate documents from Basim and Misty Al-Bakri, P.O. Box 4872, Des Moines, Iowa 50305-4872 for the voluntary acquisition of property at 2830 6th Avenue. This action is required in order to proceed with acquisition and closing of the property. Because this is a voluntary acquisition, no relocation assistance will be provided.

Acquisition of this property will allow the City to remove a dilapidated structure for the overall benefit of the surrounding neighborhood. Following acquisition and demolition of the property, the City will work with Kiwanis to lease the property for signage and maintenance purposes.

## FISCAL IMPACT:

Amount: \$30,000 (\$10,000 for acquisition and \$20,000 for asbestos/demolition work)

Funding Source: SP743 CMO981700 Economic Development Enterprise Fund, page 56 Operating Budget

## ADDITIONAL INFORMATION:

The property at 2830 6th Avenue consists of approximately 1,707 square feet and includes a 1,360 square foot building currently being used for storage. The property was formerly occupied with a bar that was vacated in approximately 1998. The current owners, Basim and Misty Al-Bakri, purchased the property in 2001, and it has been used for storage since that time. The building has lost all grandfather rights as a bar. As a conversion to a less intense use under the zoning ordinance, storage operations did not drive any improvements or changes to the building.

The building has been monitored as a potential public nuisance, and has been inspected several times. It was recently damaged from a vehicle impact and declared a public nuisance. Notice was sent ordering repairs or demolition. The owner elected to repair, obtained permit and has worked on making the repairs. The building was not damaged such that it exceeds 60% of its pre damaged valuation, so the zoning ordinance cannot force its removal from loss of grandfather rights. At this time, no further options are available from a code enforcement perspective.

The owners have agreed to an acquisition price of \$10,000 which is equal to the estimated fair market value of the property as determined by the City’s Real Estate Division. Following acquisition and demolition of the property, the City will work with Kiwanis to lease the property for signage and maintenance purposes.



**ACQUISITION - 2830 6TH AVENUE**

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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