 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 9, 2012
	Agenda Item No. 45 Roll Call No. <u>12-0560</u> Communication No. <u>12-156</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator and Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hold hearing for conveyance of excess City-owned property located at 812 Indiana Avenue to Shawn D. Wagner for \$50.

SYNOPSIS:

Recommend approval of conveyance of excess City-owned property located at 812 Indiana Avenue to Shawn D. Wagner for \$50. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

FISCAL IMPACT:

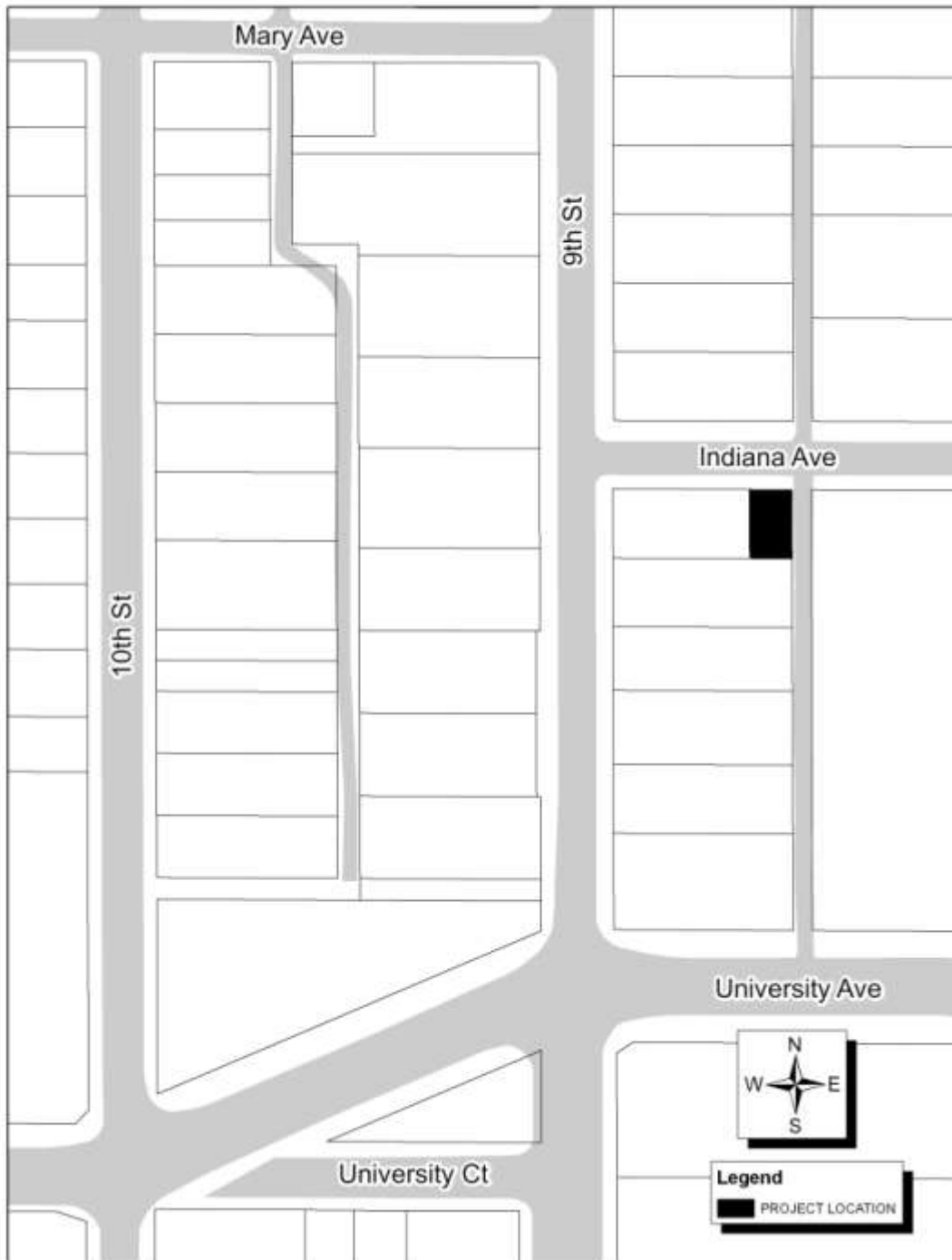
Amount: \$50.00 (revenue)

Funding Source: Economic Development Enterprise Fund, SP743, CMO0980717, Page 42.

ADDITIONAL INFORMATION:

Shawn D. Wagner is the owner of property located at 1245 9th Street, which abuts excess City-owned property located at 812 Indiana Avenue. The property consists of a 31' X 50' parcel (1,550 square feet) and was originally acquired as part of the Top Value grocery store project. The former grocery store site has been sold to Des Moines Area Community College (DMACC) and CDT Investment, L.L.C. for redevelopment of a workforce center and proposed retail development.

The subject property was not needed for the redevelopment project and the conveyance to Mr. Wagner will allow for expansion of his existing residential lot. The sale of this property will also put the land back on the tax rolls and will relieve the City of future liability and maintenance responsibilities. Mr. Wagner has offered to purchase the property for \$50, which is equal to the estimated fair market value as determined by the City's real estate division.



PREVIOUS COUNCIL ACTION(S):

Date: March 26, 2012

Roll Call Number: 12-0453

Action: On conveyance of excess City-owned property at 812 Indiana Avenue to Shawn D. Wagner, \$50, (4-9-12). Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 23, 2012

Roll Call Number: 12-0112

Action: [On](#) sale of 801 University Avenue (former Top Value Grocery Store) to Des Moines Area Community College (DMACC) and CDT Investment, LLC, \$1,200,000. ([Council Communication No. 12-035](#)) Moved by Griess to adopt; refer to the City Manager to consider using the savings as a funding source for the 6th Avenue Streetscape project, and to work with the Greater Des Moines Community Foundation on funding for the grocery store. Motion Carried 7-0.

Date: October 24, 2011

Roll Call Number: 11-1832

Action: [Receipt](#) of informal offer to purchase 801 University Avenue (formerly occupied by Top Value Foods) for \$1,200,000. ([Council Communication No. 11-670](#)) Moved by Griess to receive, file and refer to the City Manager and City Attorney for preparation of sales documents in accordance with Council Communication No. 11-670. Motion Carried 7-0.

Date: December 21, 2009

Roll Call Number: 09-2306

Action: [Approving](#) City Manager recommendation on redevelopment proposal for 801 University Avenue, (former Top Value Foods). ([Council Communication No. 09-890](#)) Moved by Vlassis to receive and file, and to direct the City Manager to proceed with the negotiation of a contract with the preferred redeveloper for the disposition and redevelopment of the property upon terms consistent with the Letter of Intent to Redevelop Property and the recommendation set forth in the accompanying Council Communication; refer to the City Manager to work with the other developer to find alternate locations for their project. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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