 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> September 10, 2012
	<b>Agenda Item No.</b> 35 <b>Roll Call No.</b> <u>12-1454</u> <b>Communication No.</b> <u>12-478</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for the conveyance by installment contract of the City-owned real estate adjoining Southwest 1st Street, Dunham Avenue and Indianola Avenue, to St. Anthony's Church of Des Moines, Polk County, Iowa for \$20,000.

**SYNOPSIS:**

Recommend approval for the conveyance of such excess property to St. Anthony's Church of Des Moines, Polk County, Iowa, Bishop Richard Pates, 15 Indianola Road, Des Moines, Iowa, 50315, for \$20,000 by installment contract over a ten year period. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property. The conveyance of this property will help reduce the City's cost of ownership of excess land.

**FISCAL IMPACT:**

Amount: \$20,000.00 (Revenue)

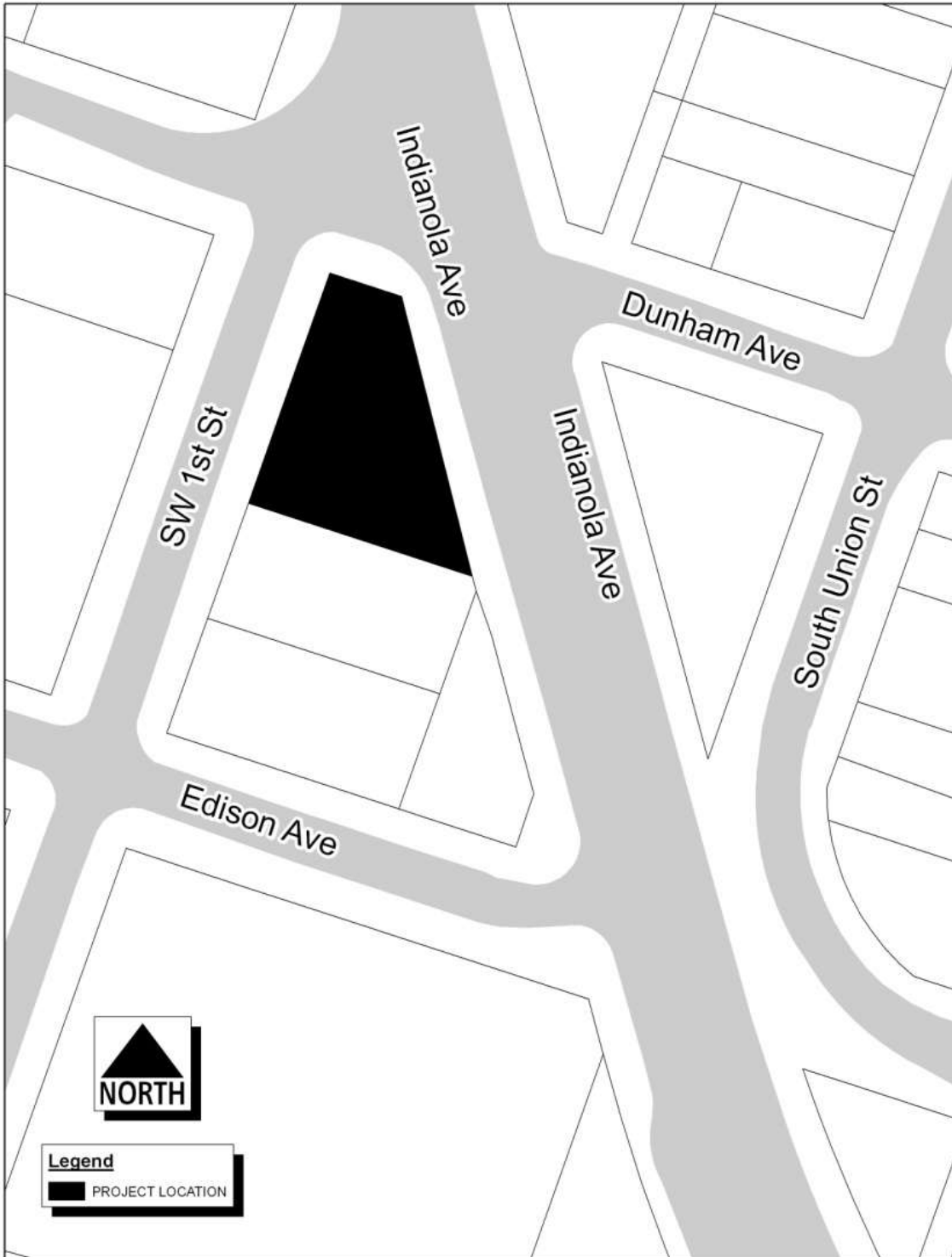
Funding Source: Sale proceeds will be deposited into the Property Maintenance Endowment Fund, SP767, ENG980500. The first \$175,000 of annual proceeds to the Property Maintenance Endowment Fund will be returned to the General Fund (GE001, ENG040700) to offset the operating budget of the Engineering –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

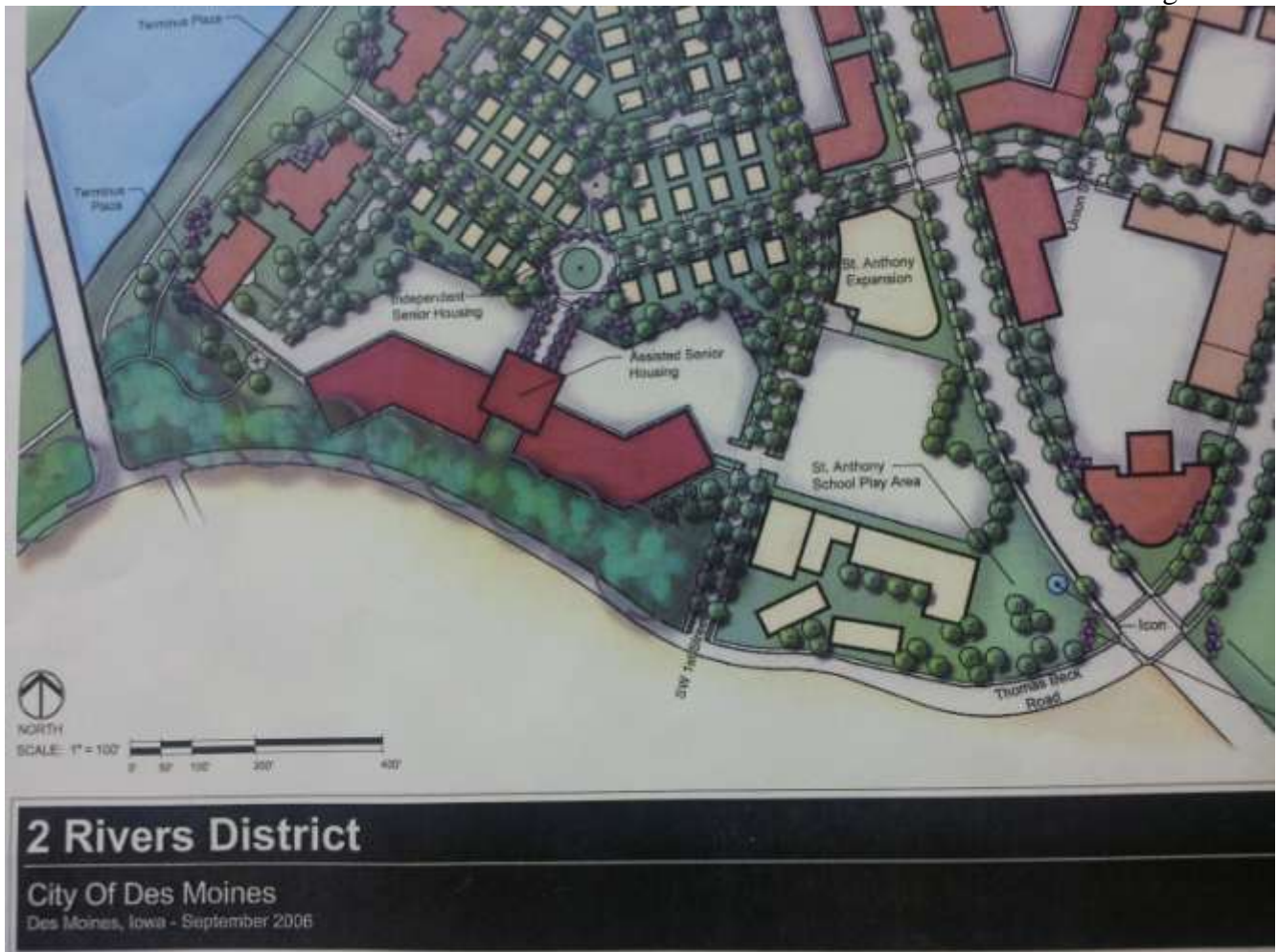
**ADDITIONAL INFORMATION:**

St. Anthony's Church of Des Moines, Polk County, Iowa is the owner of property adjoining excess City-owned real estate that adjoins Southwest 1st Street, Dunham Avenue and Indianola Avenue. St. Anthony's original request was to lease the property for side yard purposes, with an option to buy, allowing for St. Anthony's maintenance of the property to compliment the adjoining Grotto improvements. However, during lease negotiations, it was determined that a sale of the property would be in the best interest of both parties, as the proposed use is consistent with the Two Rivers District Land Use and Redevelopment Plan for the area.

In lieu of a lease with an option to buy, St. Anthony's has agreed to purchase the City-owned parcel for \$20,000, which is equal to the estimated fair market value as determined by the City's Real Estate Division. The purchase price will be paid over a ten year period with an initial down payment of 10% followed by annual payments with an interest rate of 3.5% per year. The property to be conveyed consists of approximately 10,906 square feet and the proposed use of the property is consistent with

the Two Rivers District Land Use and Redevelopment Plan for the area. The conveyance of this property will help reduce the City's cost of ownership of excess land and will allow it to be used for its intended purpose.



**PREVIOUS COUNCIL ACTION(S):**

Date: August 27, 2012

Roll Call Number: [12-1344](#)

Action: [On](#) conveyance by installment contract of City-owned real estate adjoining SW 1st Street, Dunham Avenue and Indianola Avenue to St. Anthony's Church of Des Moines, \$20,000, (9-10-12). Moved by Meyer to adopt. Motion carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE****ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).