

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: November 5, 2012
	Agenda Item No. 38 Roll Call No. <u>12-1732</u> Communication No. <u>12-561</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Hold hearing on sale and conveyance of City-owned property at 2843 and 2839 Indianola Avenue to Hatch Development Group, L.L.C.

SYNOPSIS:

Recommend approval for the sale and conveyance of City-owned property at 2843 and 2839 Indianola Avenue to Hatch Development Group, L.L.C., Jack Hatch, Principal, 1312 Locust Street, Des Moines, Iowa, 50309. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or future public need or benefit for this property.

FISCAL IMPACT:

Amount: \$43,400 (Revenue) Neighborhood Stabilization Program

Funding Source: FY 13 Operating Budget, Southern Meadows, Fund Code SP020, Org Code CDBG2008901, Page 70

ADDITIONAL INFORMATION:

On December 20, 2010, by Roll Call No. 10-2063, the City Council authorized acquisition of property at 2843 and 2839 Indianola Avenue as part of the Neighborhood Stabilization Program. This property adjoins property previously acquired by the City at 2800 and 2810 SE 8th Street known as Southern Meadows Apartments. The purpose of this purchase was to allow the City to enhance redevelopment opportunities of the Southern Meadows site.

On December 5, 2011, by Roll Call No. 11-2056, City Council authorized the City Manager to negotiate with Hatch Development Group, L.L.C. on a development agreement to redevelop the Southern Meadows site at 2800 SE 8th Street and adjoining parcels. On January 23, 2012, by Roll Call No. 12-0122, City Council approved the sale and conveyance of such property to Hatch Development Group, L.L.C. for a total price of \$43,400, subject to terms and conditions of the development agreement.

The City has since acquired the property at 2843 and 2839 Indianola Avenue. This property, along with a triangular piece of excess City-owned property adjoining 2839 Indianola Avenue, was intended to be included in the conveyance pursuant to the development agreement with Hatch Development Group, L.L.C.

PREVIOUS COUNCIL ACTION(S):

Date: October 22, 2012

Roll Call Number: [12-1666](#)

Action: [Setting](#) date of hearing on sale and conveyance of City-owned property at 2843 and 2839 Indianola Avenue to Hatch Development Group, LLC, (11-5-12). Moved by Meyer to adopt. Motion Carried 7-0.

Date: January 23, 2012

Roll Call Number: [12-0122](#)

Action: [On](#) sale of Southern Meadows site at 2800 SE 8th Street and adjoining parcels and on vacation and conveyance of City-owned property and approving proposed development agreement with Hatch Development Group, LLC, \$43,400. ([Council Communication No. 12-029](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: December 5, 2011

Roll Call Number: [11-2056](#)

Action: [Authorizing](#) the City Manager to negotiate an agreement with Hatch Development Group to redevelop the Southern Meadows site at 2800 SE 8th Street. ([Council Communication No. 11-737](#)). Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: October 24, 2011

Roll Call Number: [11-1779](#)

Action: [Regarding](#) City Council-initiated request to vacate a segment of Broad Street from Indianola Avenue to SE 8th Street. Moved by Mahaffey to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

Date: December 20, 2010

Roll Call Number: [10-2063](#)

Action: [Establishing](#) fair market value and authorizing voluntary acquisition of property at 2839, 2843 and 2933 Indianola Avenue. ([Council Communication No. 10-746](#)). Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 6, 2011

Resolution Number: 11-2011-1.12

Action: Approval of staff recommendation to approve the initiated vacation of Broad Street between Southeast 8th Street and Indianola Avenue.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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