 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 28, 2013
	Agenda Item No. 44 Roll Call No. <u>13-0142</u> Communication No. <u>13-026</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of a portion of property located at 1823 Raccoon Street to Duane E. Sabin and Kathleen R. Sabin for \$8,900.

SYNOPSIS:

Recommend approval for conveyance of a portion of excess property located at 1823 Raccoon Street to Duane E. Sabin and Kathleen R. Sabin for \$8,900. 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 sale of this portion of excess property will help minimize the impacts to their business, A & S Automotive, Inc., after the City’s partial acquisition of their property for the Southeast Connector Project. There is no current or anticipated public need for this property, and this conveyance will return the property to the tax rolls and reduce the City’s maintenance liability.

FISCAL IMPACT:

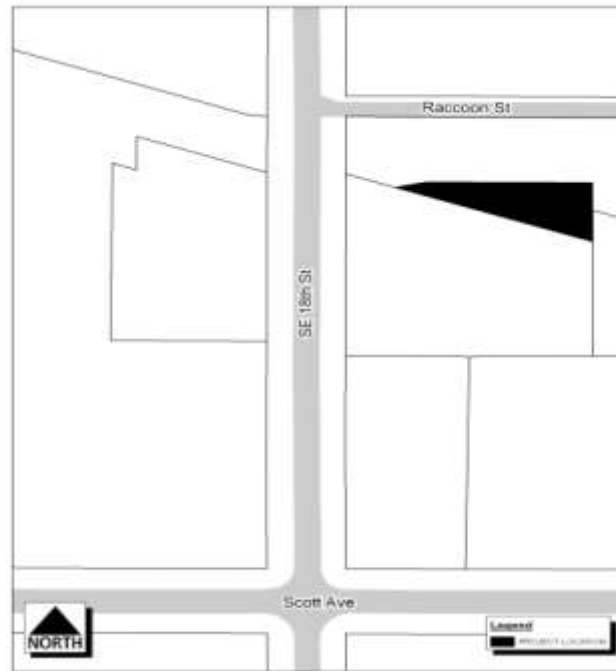
Amount: \$8,900 (Revenue)

Funding Source: Sale proceeds will be deposited into the following account: 2012-13 CIP, Page Street-36, Southeast Connector – S.E. 14th Street to S.E. 30th Street, STR 249.

ADDITIONAL INFORMATION:

On October 17, 2012, the City of Des Moines acquired real property, locally known as 1823 Raccoon Street, from Midwest Automatic Fire Sprinkler Company, as necessary for the Southeast Connector Project. The City Engineer has determined that a portion of 1823 Raccoon Street will not be needed for construction or right-of-way purposes for the Project and may be declared excess.

The City also needs to acquire right-of-way from Duane E. and Kathleen R. Sabin located at 423 S.E. 18th Street, which is located south of and adjoining 1823 Raccoon Street, for the Southeast Connector Project. City staff has negotiated a settlement agreement, which includes the sale of the excess portion acquired from Midwest Automatic Fire and Sprinkler Company for the amount of \$8,900. The conveyance of said excess property will allow assemblage with the Sabins’ property, A & S Automotive, and will help offset property impacts due to the additional right-of-way conveyed to the City for the Southeast Connector project. The purchase price reflects the fair market value as currently estimated by the City’s Real Estate Division.

**PREVIOUS COUNCIL ACTION(S):**

Date: January 14, 2013

Roll Call Number: [13-0026](#)

Action: [On](#) set hearing for conveyance of a portion of property located at 1823 Raccoon Street to Duane E. Sabin and Kathleen R. Sabin for \$8,900. Moved by Moore to adopt. Motion Carried 7-0.

Date: October 25, 2010

Roll Call Number: 10-1786

Action: (B) [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the SE Connector – SE 14th Street to SE 30th Street. Moved by Meyer to adopt. Motion Carried 7-0.

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

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