 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 25, 2013
	<b>Agenda Item No.</b> 45 <b>Roll Call No.</b> <u>13-0497</u> <b>Communication No.</b> <u>13-144</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for conveyance of property located west of and adjacent to SE 19th Street, north of Scott Street to Kemin Holdings, LC for \$21,040.

**SYNOPSIS:**

Recommend approval for conveyance of the excess portion of the vacated north/south alley right-of-way lying south of Raccoon Street between Southeast 18th Street and Southeast 19th Street, and a portion of the excess City-owned property locally known as 1823 Raccoon Street and Polk County District/Parcel No. 040/00664-001-000 to Kemin Holdings, LC, Dr., Christopher Nelson, President, 2100 Maury Street, Des Moines, Iowa 50317 for \$21,040. There is no current or anticipated public need for this property, except for the easements identified below. The sale of these parcels will help minimize the impacts to Kemin Holdings, LC from the City’s partial acquisitions of their property for the SE Connector Project.

**FISCAL IMPACT:**

Amount: \$21,040 (Revenue)

Funding Source: Sale proceeds will be deposited into the following account: 2013-2014 CIP, Street Improvements - Page 36, SE Connector – SE 14th Street to SE 30th Street, STR 249.

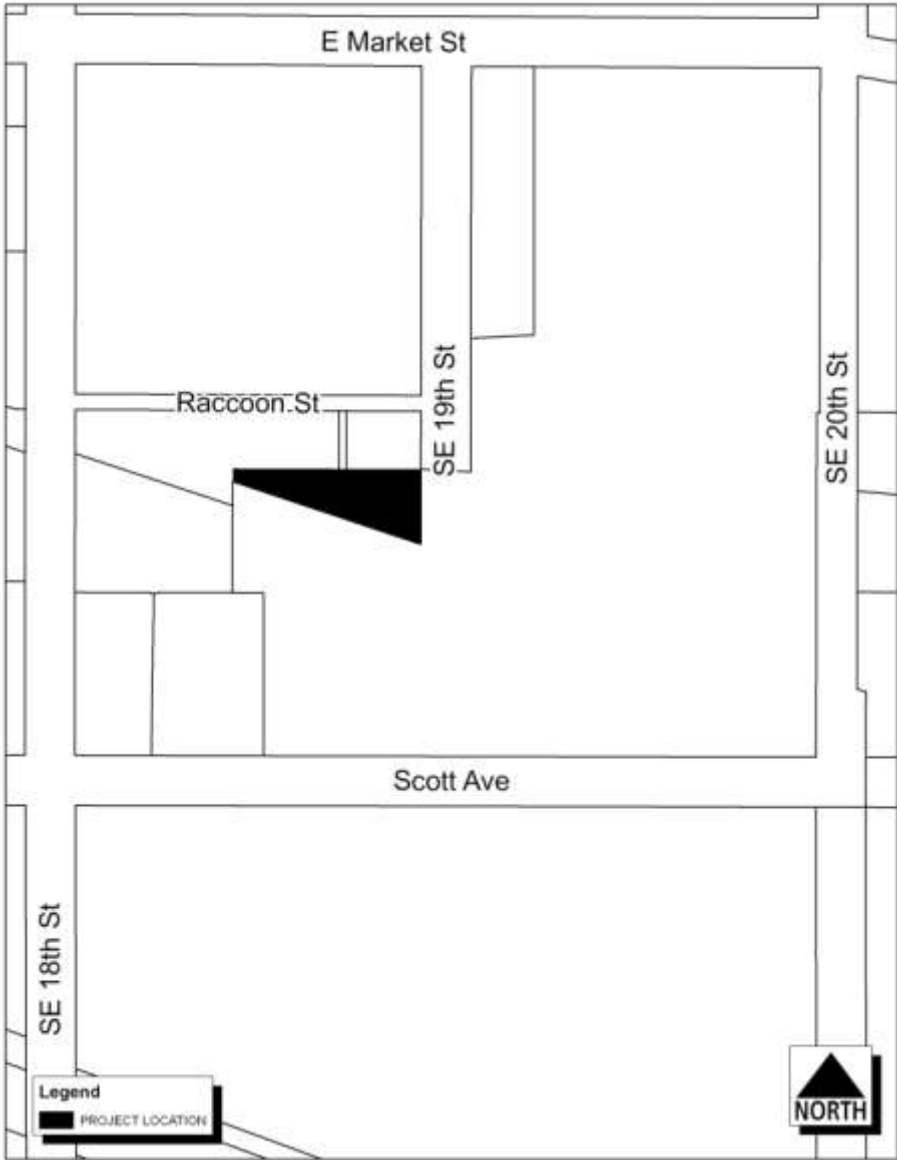
**ADDITIONAL INFORMATION:**

On September 10, 2012, by Roll Call No. 12-1457, the City Council passed Ordinance No. 15,134 vacating the north/south alley right-of-way lying south of Raccoon Street between Southeast 18th Street and Southeast 19th Street, and, by Roll Call No. 12-1455, further approved the vacation of said alley right-of-way as requested by the Engineering Department to allow for staging of the Southeast Connector Project.

On October 17, 2012, the City of Des Moines closed on the purchase of real property locally known as 1823 Raccoon Street and Polk County District/Parcel No. 040/00664-001-000 from Midwest Automatic Fire Sprinkler Company for the Southeast Connector Project.

The City Engineer has determined that a portion of the north/south alley right-of-way vacated by Ordinance No. 15,134, and a portion of 1823 Raccoon Street and Polk County District/Parcel No. 040/00664-001-000 as acquired from Midwest Automatic Fire Sprinkler Company, are not needed for construction or right-of-way purposes for the Southeast Connector Project and may be declared excess City-owned property.

Kemin Holdings, LC has offered to the City of Des Moines the purchase price of \$21,040.00 for the purchase of said excess City-owned property for their corporate office expansion project, which purchase price reflects the fair market value of the property as currently estimated by the City’s Real Estate Division.



**PREVIOUS COUNCIL ACTION(S):**

Date: March 11, 2013

Roll Call Number: [13-0398](#)

Action: [On](#) hearing for conveyance of property located West of and adjacent to SE 19th Street, North of Scott Street to Kemin Holdings, LC for \$21,040. Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 10, 2012

Roll Call Number: [12-1455](#)

Action: [On](#) vacation of the north/south alley right-of-way lying south of Raccoon Street between SE 18th and SE 19th Street. Moved by Meyer to adopt. Motion Carried 7-0.

Date: October 25, 2010

Roll Call Number: [10-1786](#)

Action: [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):**

Board: Plan and Zoning Commission

Date: February 16, 2012

Resolution Number: 11-2012-1.03

Action: Regarding request from City Council, represented by the City Engineer, Jeb Brewer, to vacate Southeast 19th Street from a point approximately 97 feet south of Raccoon Street to Scott Avenue, and Southeast 19th Street from East Market Street to a point approximately 78 feet north of Raccoon Street of public street right-of-way, subject to reservation of easements for all public utilities in place and subject to the provision of an access easement for 1900 Scott Avenue until such time that access to Scott Avenue via SE 19th Street is no longer necessary.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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