 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 24, 2013
	Agenda Item No. 47 Roll Call No. [] Communication No. <u>13-319</u> Submitted by: Matthew A. Anderson, Assistant City Manager and Jeb E. Brewer P.E., City Engineer

AGENDA HEADING:

Hearing for vacation and conveyance of a portion of the north/south and east/west alley right-of-way adjoining 501 Grand Avenue to Polk County for \$1.

SYNOPSIS:

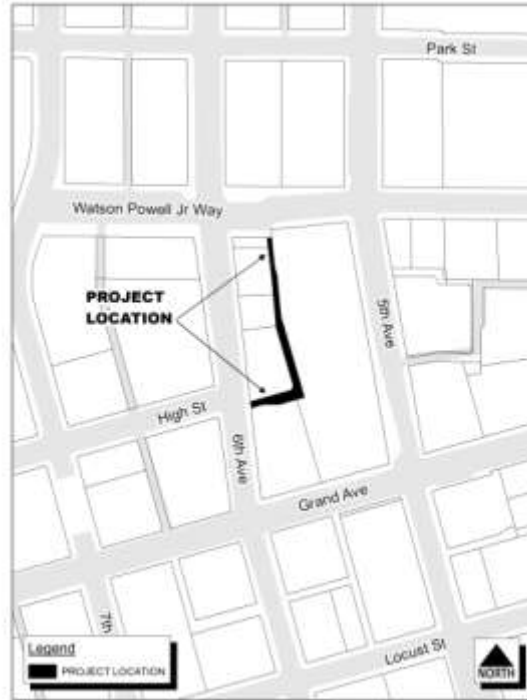
Recommend conveyance of such property to Polk County, Iowa, 5885 Northeast 14th Street, Des Moines, Iowa, 50313-1201, for \$1. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The alley right-of-way to be vacated and conveyed has been determined by the City Engineer and City Traffic Engineer to have no significant impact on public access, and the City will not be inconvenienced by the vacation and sale of the alley. This property is being conveyed in accordance with Iowa Code Section 364.7(3) for the public purposes of property assemblage for public health, welfare, redevelopment, and use as consideration for property acquisition to be assembled with the adjacent County-owned Convention Complex to be renovated for future YMCA operations.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Polk County has requested vacation of the north/south and east/west alley right-of-way adjoining 501 Grand Avenue and has requested that the City convey the right-of-way in fee simple to Polk County in accordance with Iowa Code Section 364.7(3) for the public purposes of property assemblage for public health and welfare, redevelopment, and use as consideration for property acquisition for County Courthouse operations. The property to be conveyed consists of approximately 6,441 square feet and has an estimated fair market value of \$300,000, as estimated by the City’s Real Estate Division. As partial consideration for conveyance of the alleys, the City will receive a storm sewer easement upon adjacent parcels locally known as 541 6th Avenue, which consists of approximately 3,800 square feet and has an estimated fair market value of \$100,000. As additional consideration, the conveyance of the alleys will be subject to a storm sewer easement and reversion back to the City in the event the property is not redeveloped within five (5) years for the public purposes of health and welfare. The reversionary interest shall be released by the City at anytime upon payment of the balance of the fair market value of the property in the amount of \$200,000. Also as additional consideration, redevelopment of the property will include construction of Grand Avenue curblin bump-out modifications consistent with what has been constructed on redevelopment parcels further west on

Grand Avenue, and incorporation of a community room in their development to accommodate civic groups in need of gathering space.



PREVIOUS COUNCIL ACTION(S):

Date: June 10, 2013

Roll Call Number: [13-0894](#)

Action: [On](#) vacation and conveyance of a portion of north/south and east/west alley right-of-way adjoining 501 Grand Avenue to Polk County, \$1, (6-24-13). Moved by Coleman to adopt: refer to the City Manager to work with Polk County and the YMCA on a process for the City to receive some value from the transaction, and to consider including a reversion clause in the deed. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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