 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 23, 2013
	Agenda Item No. 46 Roll Call No. [] Communication No. <u>13-611</u> Submitted by: Matt A. Anderson, Assistant City Manager and Jeb E. Brewer, P.E., City Engineer	

AGENDA HEADING:

Hold hearing for the conveyance by installment contract of City-owned property at 1704 South Union Street to Neighborhood Development Corporation (NDC) for \$145,560.

SYNOPSIS:

Recommend approval for the sale and conveyance by installment contract of City-owned property located at 1704 South Union Street to NDC, Abbey Gilroy, Executive Director, 3209 Ingersoll Avenue, Suite 205, Des Moines, Iowa 50312, for \$145,560. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. This excess property was originally acquired as part of the Indianola Avenue Connector Project and is located in the Two Rivers District redevelopment area. NDC has negotiated purchase agreements with adjacent private property owners and the City’s property is needed to complete the assemblage of a larger development parcel. There are also several segments of street and alley right-of-way that will need to be vacated and conveyed in the future by the City, in order to complete the land assemblage for the larger parcel. NDC will redevelop the assembled land in accordance with the permitted zoning regulations in the Two Rivers District. There is no known current or future public need for the property and the City will benefit from the sale and redevelopment of this area.

FISCAL IMPACT:

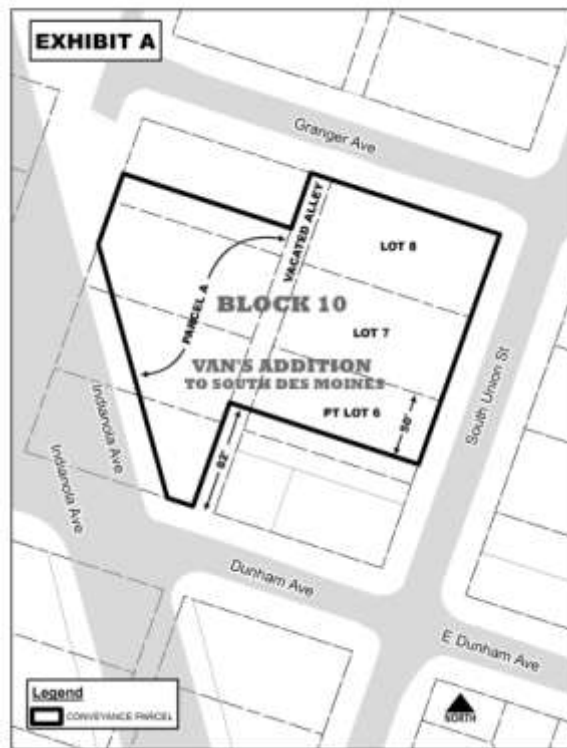
Amount: \$145,560 (Revenue)

Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090

ADDITIONAL INFORMATION:

NDC has offered to the City of Des Moines the purchase price of \$145,560 for the purchase of the City parcel by Real Estate Purchase Installment Contract. The purchase price will be paid over a three (3) year period with a down payment of \$50,000 due prior to NDC’s possession of the property, and two (2) additional payments of \$50,000 and \$45,560 respectively. The contract is also subject to reservation of a permanent easement for existing utilities and compliance by NDC with any zoning and site plan requirements as a covenant upon the City parcel.

The property to be conveyed consists of approximately 46,892 square feet, and the purchase price of \$145,560 reflects the fair market value of the property as currently estimated by the City's Real Estate Division. There is no known current or future public need for the property.



PREVIOUS COUNCIL ACTION(S):

Date: December 9, 2013

Roll Call Number: [13-1890](#)

Action: On conveyance by installment contract of 1704 South Union Street to Neighborhood Development Corporation (NDC) for \$145,560, (12-23-13). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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