 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 7, 2014
	Agenda Item No. 39 Roll Call No. <u>14-0563</u> Communication No. <u>14-148</u> Submitted by: Ben Page, Park and Recreation Director and Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of Allen Park located at 504 SE 6th Street to Christopher S. Buchanan for \$270,000.

SYNOPSIS:

Recommend approval for vacation and conveyance of such property to Christopher S. Buchanan, d/b/a Scotty’s Body Shop, 1430 Linden Street, Des Moines, Iowa, 50309, for \$270,000. 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 need for this property insofar as another parcel of City-owned land located at Maury Street and SE 6th Street is subsequently dedicated as parkland for a replacement site.

Christopher Buchanan has received an offer to sell the Scotty’s Auto Body site located at 1430 Linden Street. Christopher Buchanan has conducted a comprehensive search for a suitable downtown relocation site and has determined that Allen Park’s location and M-1 zoning would best suit his needs and those of his clients. This property is located just south of the Market District Study Area, but is governed by the specific guidelines of the Downtown Overlay District.

Both the Park and Recreation Board and Historic East Village Neighborhood Association are supportive of the sale of Allen Park for use as a replacement site for Scotty’s Body Shop.

FISCAL IMPACT:

Amount: \$270,000 (Revenue)

Funding Source: The proceeds associated with this property will be deposited into the following account: 2014-15 Capital Improvement Program (CIP), Page Park - 12, PK137.

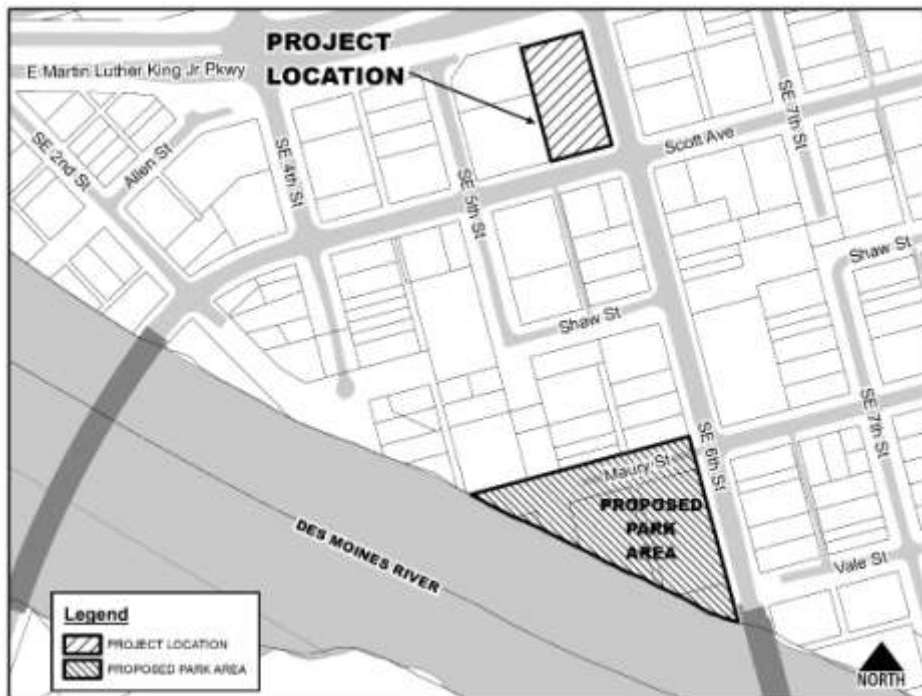
ADDITIONAL INFORMATION:

On February 10, 2014, by Roll Call No. 14-0229, the City Council of the City of Des Moines voted to receive and file a request from Hansen Real Estate Services, Inc., representing Christopher S. Buchanan, doing business as Scotty’s Body Shop, to purchase City-owned park property at 504 SE 6th Street, known as Allen Park.

On February 25, 2014, the Park and Recreation Board voted to approve a recommendation that the City Council vacate and convey Allen Park and dedicate approximately 2.8 acres of City-owned property at Maury Street and SE 6th Street as parkland for a replacement of the Allen Park parkland, and to designate the sale proceeds to off-set the cost of relocating the current park amenities to the new proposed park.

On March 17, 2014, the Historic East Village Neighborhood Association Board met with Christopher Buchanan regarding the proposed sale of Allen Park for use as a replacement site for Scotty's Body Shop. On March 19, 2014, the Board provided Christopher Buchanan with a letter in support of the project in concept, and stated that the Board will follow the City's planning and approval processes closely and offer input as needed.

Christopher Buchanan has offered to the City of Des Moines the purchase price of \$270,000 for Allen Park, which price reflects the appraised price per square foot as determined by an independent appraiser and also reflects the fair market value of Allen Park as further determined by the City's Real Estate Division. The City's Real Estate Division has negotiated terms of an Offer to Purchase, which Offer will include, among other terms, the provision that closing on the sale of Allen Park shall be subject to an approved site plan, and subject to compliance with all applicable City zoning regulations.



PREVIOUS COUNCIL ACTION(S):

Date: March 24, 2014

Roll Call Number: [14-0479](#)

Action: On vacation and conveyance of Allen Park, at 504 SE 6th Street, to Christopher S. Buchanan, \$270,000, (4-7-14). Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 10, 2014

Roll Call Number: [14-0229](#)

Action: From Christopher Buchanan d/b/a Scotty's Body Shop regarding request to purchase City-owned park property at 504 SE 6th Street. Moved by Voss to receive and file and refer to the City Manager and Park and Recreation Board for review and recommendation. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Park and Recreation Board

Date: February 25, 2014

Resolution Number: 14-012

Action: Approving a recommendation that City Council 1) vacate and convey Allen Park, 504 SE 6th Street, 2) dedicate approximately 2.8 acres of City-owned property at Maury Street and SE 6th Street as parkland as replacement of the Allen Park parkland, and 3) designate sale proceeds to off-set the cost of relocating the current park amenities to the new proposed park.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Dedicate approximately 2.8 acres of City-owned property at Maury Street and SE 6th Street as parkland as replacement of the Allen Park parkland. Designate the proceeds of the sale of Allen Park to off-set the cost of relocating the current park amenities to the new proposed park.

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