 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 23, 2015
	<b>Agenda Item No.</b> 50 <b>Roll Call No.</b> <u>15-542</u> <b>Communication No.</b> <u>15-147</u> <b>Submitted by:</b> Pamela S. Cooksey, P.E., City Engineer

**AGENDA HEADING:**

Hold hearing for conveyance of City-owned property at 3015 Seneca Avenue to Thoughtful Housing Solutions, LLC for \$67,900.

**SYNOPSIS:**

Recommend approval of conveyance of City-owned property located at 3015 Seneca Avenue to Thoughtful Housing Solutions, LLC, Cheryl Fraracci, Member, 3011 Forest Avenue, #104, Des Moines, Iowa, 50311, for \$67,900. The property was originally purchased as part of a storm sewer repair project and the sewer repairs have been completed. A garage located on the property was removed as part of the project, but the house was not impacted and the resale of the property will return it to the tax rolls as a single-family residence. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

**FISCAL IMPACT:**

Amount: \$67,900 (Revenue)

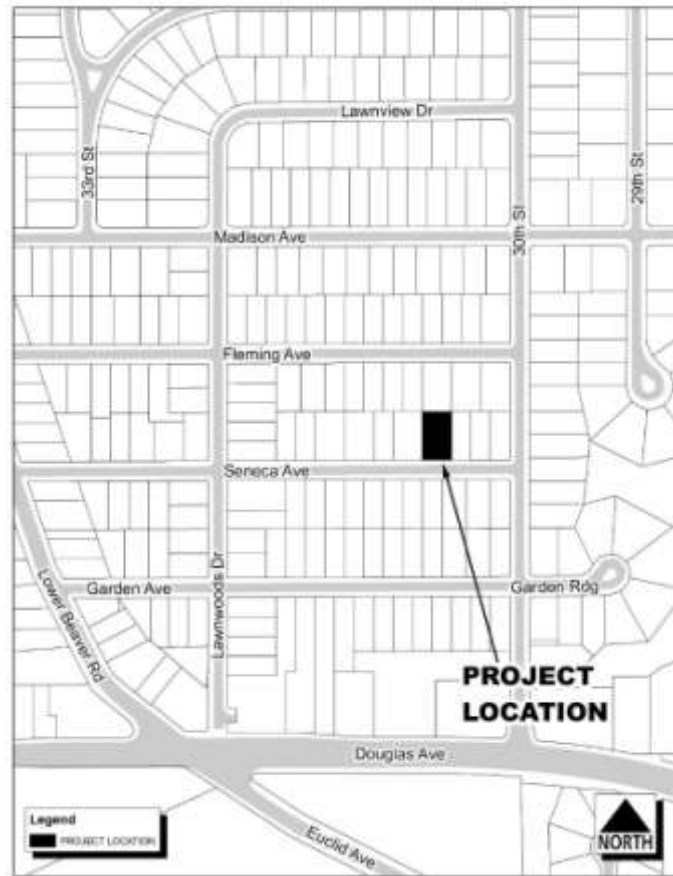
Funding Source: The proceeds from the sale of this property shall be deposited into the following account: 2015-16 Capital Improvement Program (CIP), Storm Water Improvements - Page 168, Seneca Avenue Storm Water Improvements, SM057.

**ADDITIONAL INFORMATION:**

On December 9, 2013, the City Council authorized the City staff recommended voluntary acquisition of the property located at 3015 Seneca Avenue, for the Seneca Avenue Storm Water Improvements Project, in order to enact necessary storm sewer repairs, including relocating the storm sewer from under a portion of the house, and to establish a revised permanent easement across the property to allow the City the right to maintain, repair, and replace the sewer in the future. The storm sewer relocation and repairs have been completed and the permanent easement across the property will be filed of record prior to closing on the sale of the property.

Thoughtful Housing Solutions, LLC, has offered to the City of Des Moines the purchase price of \$67,900 for the purchase of the City-owned property at 3015 Seneca Avenue for continued use as a single-family residence, which price reflects the fair market value of the Property as currently estimated by the City's Real Estate Division.

There is no current or anticipated public need for this property, and this conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls as a single-family residence.



#### **PREVIOUS COUNCIL ACTION(S):**

Date: March 9, 2015

Roll Call Number: [15-0384](#)

Action: [On](#) conveyance of 3015 Seneca Avenue to Thoughtful Housing Solutions, LLC, \$67,900, (3-23-15). Moved by Gatto to adopt. Motion Carried 7-0.

Date: December 9, 2013

Roll Call Number: [13-1880](#)

Action: [Authorize](#) voluntary acquisition and to approve and accept real estate documents for property at 3015 Seneca Avenue from Ruth H. Porter for the Seneca Avenue Storm Water Improvements Project. ([Council Communication No. 13-591](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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