 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 22, 2015
	Agenda Item No. 54 Roll Call No. <u>15-1070</u> Communication No. <u>15-329</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of City-owned property at 3015 Seneca Avenue to Cuai and Eidid Sang for \$76,000.

SYNOPSIS:

Recommend approval of conveyance of City-owned property located at 3015 Seneca Avenue to Cuai and Eidid Sang, 1260 34th Street, Apartment 140, Des Moines, Iowa, 50311, for \$76,000. The sale of the City’s property will return the property 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: \$76,000 (Revenue)

Funding Source: The proceeds from the sale of this property shall be deposited into the following account: 2015-16 CIP, Storm Water Improvements - Page 4, City-wide Storm Water Utility Projects, SM057.

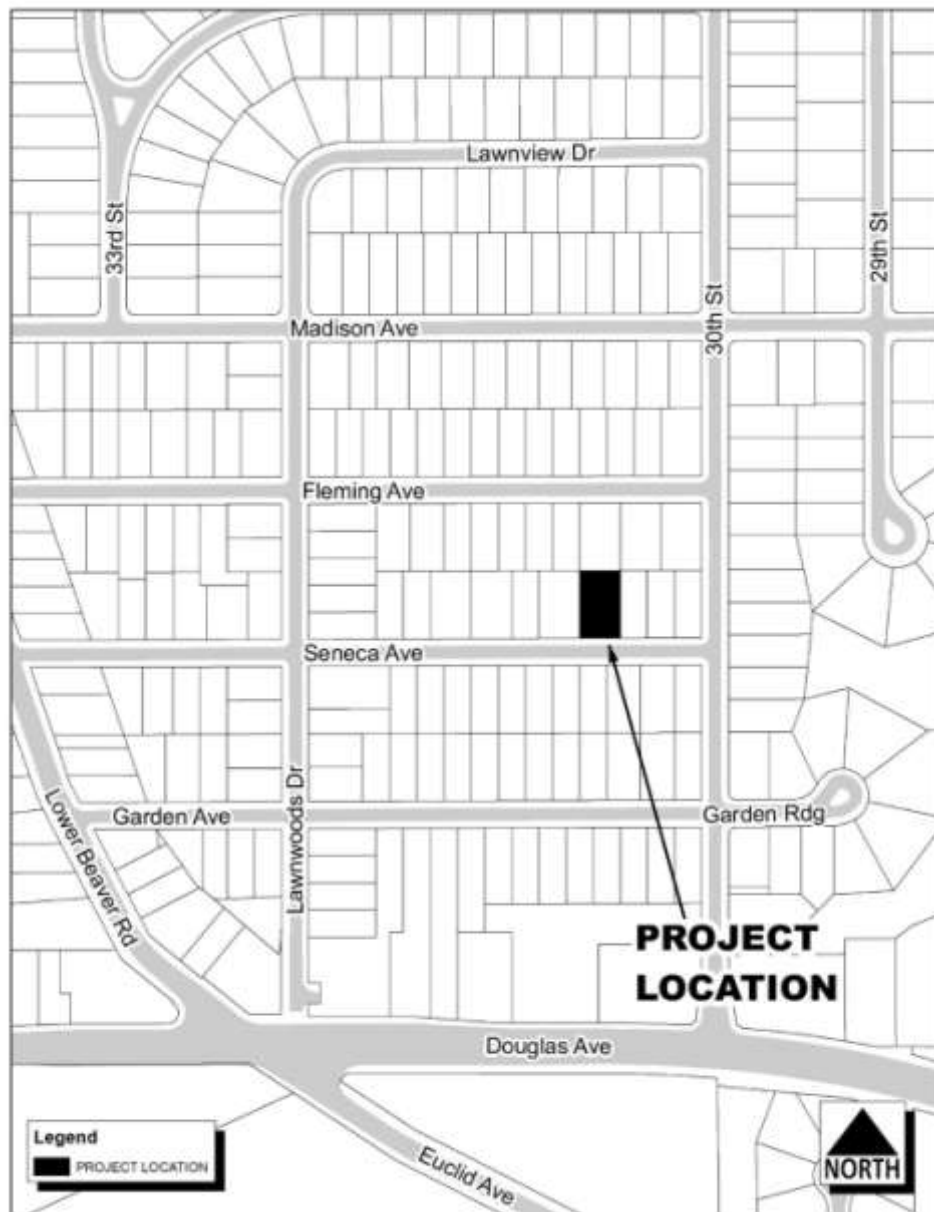
ADDITIONAL INFORMATION:

On December 9, 2013, the City Council authorized the 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 has been filed of record.

In February 2015, Thoughtful Housing Solutions, LLC 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. Thoughtful Housing Solutions, LLC subsequently withdrew their offer prior to the date of hearing on March 23, 2015, and the hearing was dismissed.

Cuai and Eidid Sang have offered to the City of Des Moines the purchase price of \$76,000 for the purchase of the City-owned property at 3015 Seneca Avenue for continued use as an owner-occupied single family residence, subject to the City purchasing a home warranty for the Buyers (\$420) and paying 3% of the Buyer’s closing costs (\$2,280), 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: June 8, 2015

Roll Call Number: [15-0909](#)

Action: [On](#) conveyance of 3015 Seneca Avenue to Cuai Sang and Eidid Sang for \$76,000, (6-22-15). Moved by Gatto to adopt. Motion Carried 7-0.

Date: March 23, 2015

Roll Call Number: [15-0542](#)

Action: Dismiss the hearing on conveyance of 3015 Seneca Avenue to Thoughtful Housing Solutions, LLC, \$67,900. ([Council Communication No. 15-147](#)) Moved by Moore to adopt. Motion Carried 7-0.

Date: March 9, 2015

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

Action: On vacation and conveyance of east/west alley right-of-way in the block bounded by Forest Avenue, Indiana Avenue, 3rd Street and 4th Street to Forest Avenue Outreach, \$150, (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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