 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 7, 2016
	Agenda Item No.	50
	Roll Call No.	<u>16-1943</u>
	Communication No.	<u>16-633</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of a portion of Southeast 19th Street right-of-way and conveyance of City-owned property all adjoining 1900 Scott Avenue to Kemin Holdings L.C. for \$36,375.

SYNOPSIS:

Recommend approval of the vacation of said Southeast 19th Street right-of-way and conveyance of the portion of vacated right-of-way and other adjoining excess City-owned property to Kemin Holdings, L.C., Elizabeth A. Nelson, Secretary, 2100 Maury Street, Des Moines, Iowa 50317, for \$36,375. 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 public need for this property. The sale of this portion of Southeast 19th Street will allow for assemblage with their existing property and help minimize the impacts to Kemin Holdings, L.C. from the City’s partial acquisitions of their property for the SE Connector Project.

FISCAL IMPACT:

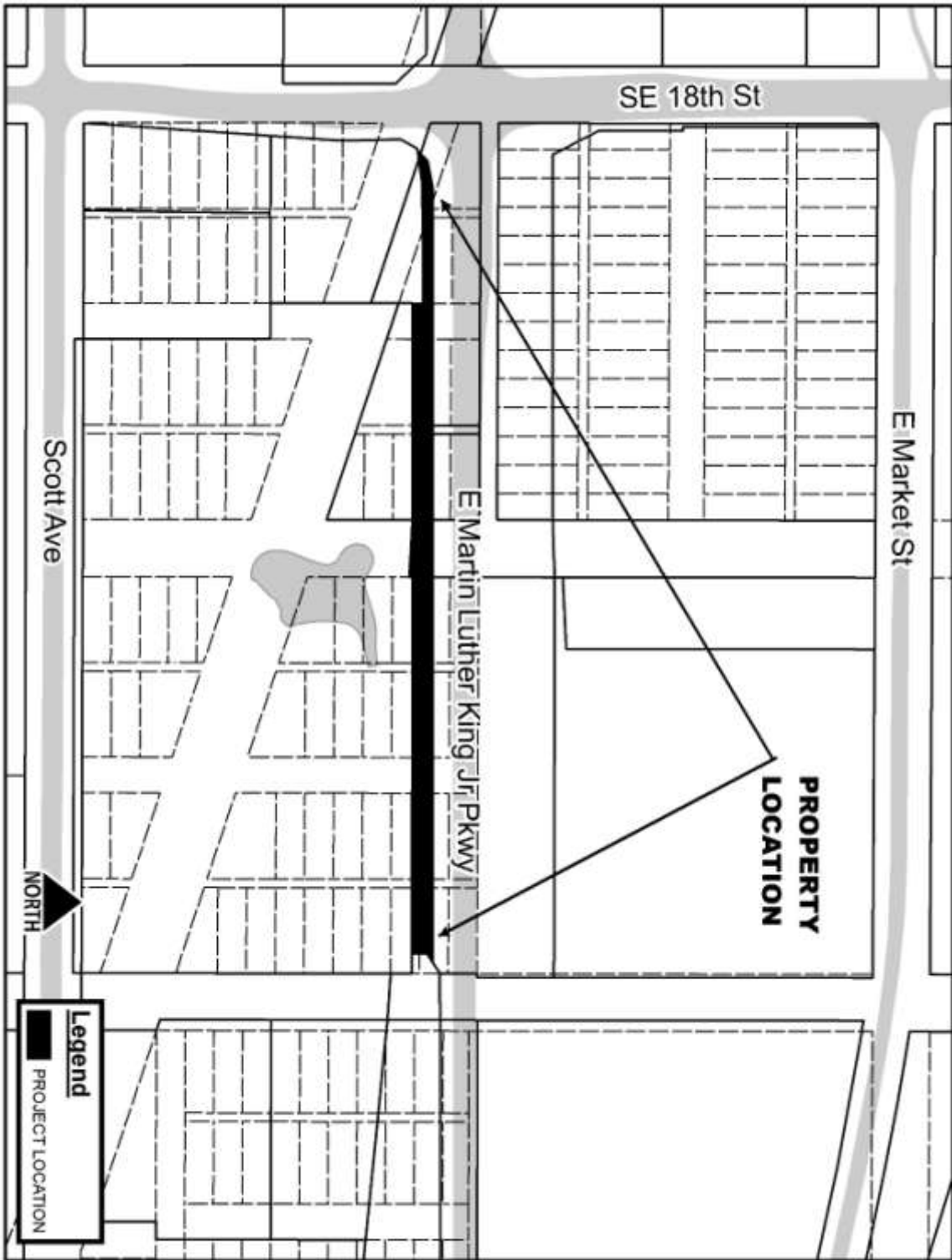
Amount: \$36,375 (Revenue)

Funding Source: \$33,327 (Revenue) to 2016-17 CIP, Page Street-16, Fed Title-23 Land Sales ST500 and \$3,048 (Revenue) to Non-project related land sale proceeds used to support general operating budget expenses: Org-EG064090.

ADDITIONAL INFORMATION:

- Kemin Holdings, L.C. is owner of the property at 1900 Scott Avenue and has requested the vacation and conveyance of a portion of Southeast 19th Street between Scott Avenue and the Southeast Connector, and conveyance of a portion of excess City-owned property all adjoining their business campus headquartered at 2100 Maury Street. Kemin will assemble the property into their adjoining business campus.
- The City right-of-way proposed to be vacated and conveyed and the excess City property proposed to be 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 conveyance of the City Property.

- The City's property to be vacated and conveyed consists of 31,357.92 square feet and Kemin Holdings, L.C. has offered to the City the purchase price of \$36,375.00, which price reflects the fair market value of the property, as determined by the City's Real Estate Division.



PREVIOUS COUNCIL ACTION(S):

Date: October 24, 2016

Roll Call Number: [16-1819](#)

Action: [On](#) vacation and conveyance of a portion of SE 19th Street right-of-way and conveyance of property adjoining 1900 Scott Avenue to Kemin Holdings, LC, \$36,375, (11-7-16). Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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