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|  <p style="text-align: center;">Council Communication Office of the City Manager</p> | Date: December 5, 2016 |
| | Agenda Item No. 52 Roll Call No. <u>16-2111</u> Communication No. <u>16-679</u> Submitted by: Matthew A. Anderson, Assistant City Manager; Pamela S. Cooksey, P.E., City Engineer |

AGENDA HEADING:

Hold hearing for conveyance of City-owned property located at 1821 Southeast 36th Street to AA Management, L.L.C. for \$12,000.

SYNOPSIS:

Recommend approval of the conveyance of City-owned real property located at 1821 Southeast 36th Street, Des Moines, Iowa, to AA Management, L.L.C., William J. Allen, Member, 3618 Vandalia Road, Des Moines, Iowa, 50317 for \$12,000. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

AA Management, L.L.C. currently leases the property from the City for outdoor storage of materials and equipment as part of their adjoining landscape business. The sale of the City’s property will allow the buyer to obtain permanent ownership of the property for assemblage and continued use with their adjoining landscaping business. 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.

FISCAL IMPACT:

Amount: \$12,000 (Revenue)

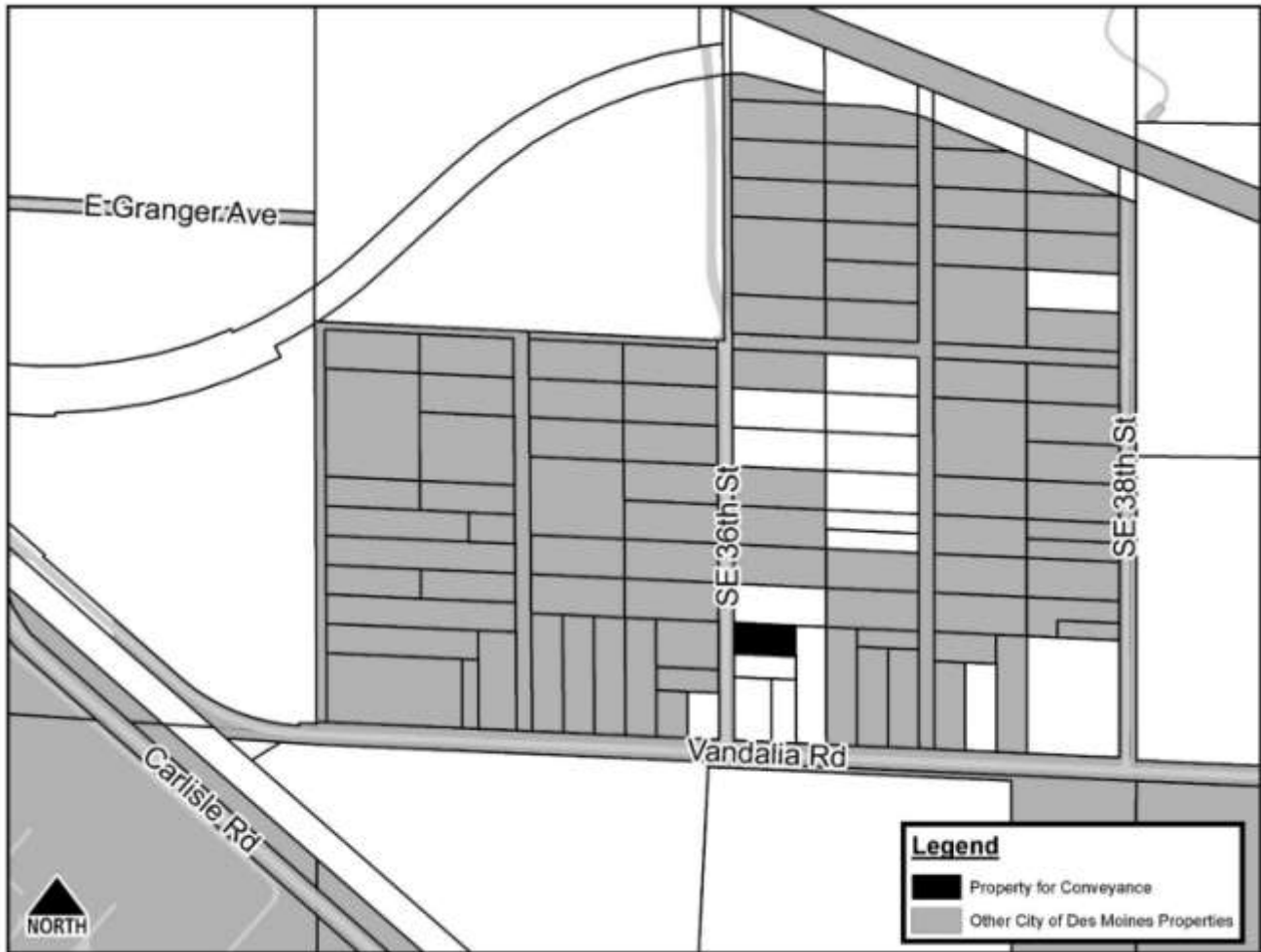
Funding Source: The proceeds from this land sale shall be deposited into the Southeast Agricultural District Fund, S370, ND408708.

ADDITIONAL INFORMATION:

- On June 21, 1976, by Roll Call No. 3339, the City Council of the City of Des Moines approved the acquisition of 1821 Southeast 36th Street Des Moines, Iowa, as part of the Vandalia Acres Relocation Project Area. The Property is now located within the boundary of the SE Agrimergent Business Park and is currently leased by AA Management, L.L.C., an adjoining landscaping business, for outdoor storage of materials and equipment.
- AA Management, L.L.C. owns the adjoining property at 3618 Vandalia Road, and has offered to the City of Des Moines the purchase price of \$12,000 for the purchase of City-owned property at

1821 Southeast 36th Street, subject to the reservation of any and all easements upon the property now in place. The sale of the City's property will allow the buyer to obtain permanent ownership of the property for assemblage and continued use with their adjoining landscaping business.

- The property to be conveyed consists of approximately 0.46-acres, and the offer price reflects the fair market value of the property as currently estimated by the City's Real Estate Division.
- Any change in use or redevelopment of the property will require review by the Urban Design Review Board and site plan approval by the City.
- 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.



PREVIOUS COUNCIL ACTION(S):

Date: November 21, 2016

Roll Call Number: [16-1992](#)

Action: [On](#) conveyance of City-owned property at 1821 SE 36th Street to AA Management LLC, \$12,000, (12-5-16).

Date: June 21, 1976

Roll Call Number: 3339

Action: Approval of the acquisition of Acquisition Parcel E-15 and 21, locally known as 1821 Southeast 36th Street, Des Moines, Iowa from Ada Lovilla Scarlett, for \$12,500.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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