 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 20, 2017
	Agenda Item No.	52
	Roll Call No.	<u>17-0515</u>
	Communication No.	<u>17-296</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of City-owned property at 3807 50th Street to Matthew Nolan for \$107,000.

SYNOPSIS:

Recommend approval of conveyance of City-owned property located at 3807 50th Street to Matthew Nolan, 1200 Valley West Drive, Suite 700, West Des Moines, Iowa, 50266, for \$107,000. 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:

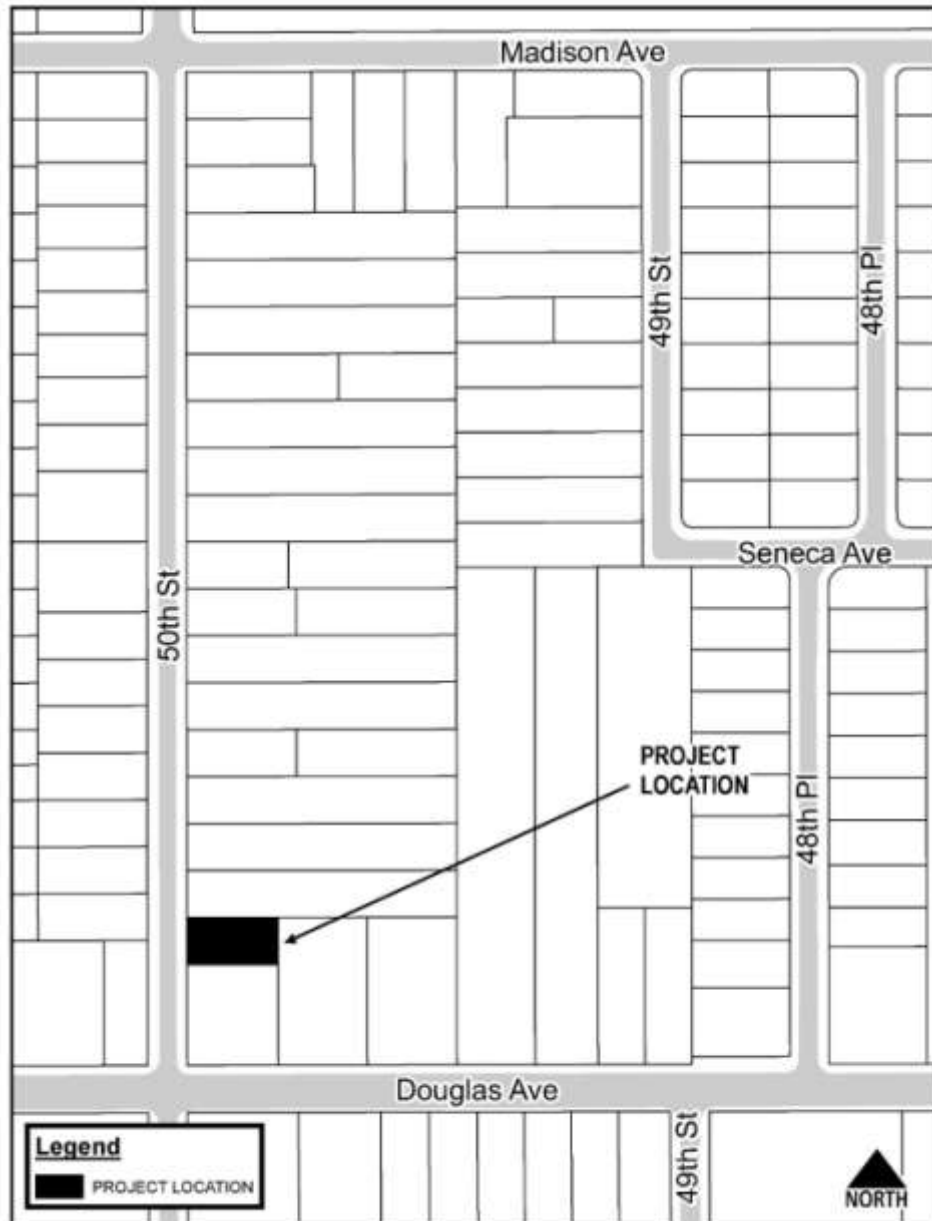
Amount: \$107,000 (revenue)

Funding Source: 2017-18 Capital Improvement Program (CIP), Page Storm – 4, City-wide Storm Water Utility Projects, SM057

ADDITIONAL INFORMATION:

- On September 12, 2016, the City Council authorized the voluntary acquisition of the property located at 3807 50th Street, Des Moines, Iowa for the 2016 Sewer Repair – Contract 1 Project for the replacement of a storm sewer, removal of a garage structure, and to establish a revised permanent easement across the property that prohibits the construction of any structures and allows the City the right to maintain, repair and replace the replacement sewer.
- The storm sewer replacement and repairs have been completed and the revised permanent easement across the property has been filed of record.
- Matthew Nolan has offered to the City of Des Moines the purchase price of \$107,000 for the purchase of 3807 50th Street, Des Moines, Iowa for continued use as a single-family residence, subject to: (1) City paying \$2,000 towards the buyer’s closing costs, pre-pays and/or escrow payments; (2) reservation of a new Permanent Easement for Storm Sewer and Surface Water Flowage; (3) reservation of any other easements of record on the property and all other terms and provisions contained in the Offer to Purchase. Said offer price reflects the fair market value of the property based on an independent appraisal.

- 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 6, 2017

Roll Call Number: [17-0367](#)

Action: [On](#) conveyance of City-owned property at 3807 50th Street to Matthew Nolan, \$107,000, (3-20-17). Moved by Hensley to adopt. Motion Carried 6-1. Absent: Gatto.

Date: September 12, 2016

Roll Call Number: [16-1503](#)

Action: [Authorizing](#) voluntary acquisition and to approve and accept real estate documents for property at 3807 50th Street from Lucio Rodriguez Arpista for the 2016 Sewer Repair- Contract I Project. (Council Communication No. 16-514) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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