 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 25, 2017
	Agenda Item No.	54
	Roll Call No.	<u>17-1691</u>
	Communication No.	<u>17-695</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of excess City-owned property located at the intersection of 16th Street and Day Street and at 645 Southeast 26th Court to We Can Build It, L.C. for \$6,500.

SYNOPSIS:

Recommend approval of conveyance of excess City-owned property located at the intersection of 16th Street and Day Street and at 645 Southeast 26th Court to We Can Build It, L.C., (Jeff Young, Managing Member, 3400 Lincoln Place Drive, Des Moines, Iowa, 50312) for \$6,500. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

We Can Build It, L.C. is acquiring these City-owned excess properties for development with single-family housing. 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: \$6,500 (Revenue)

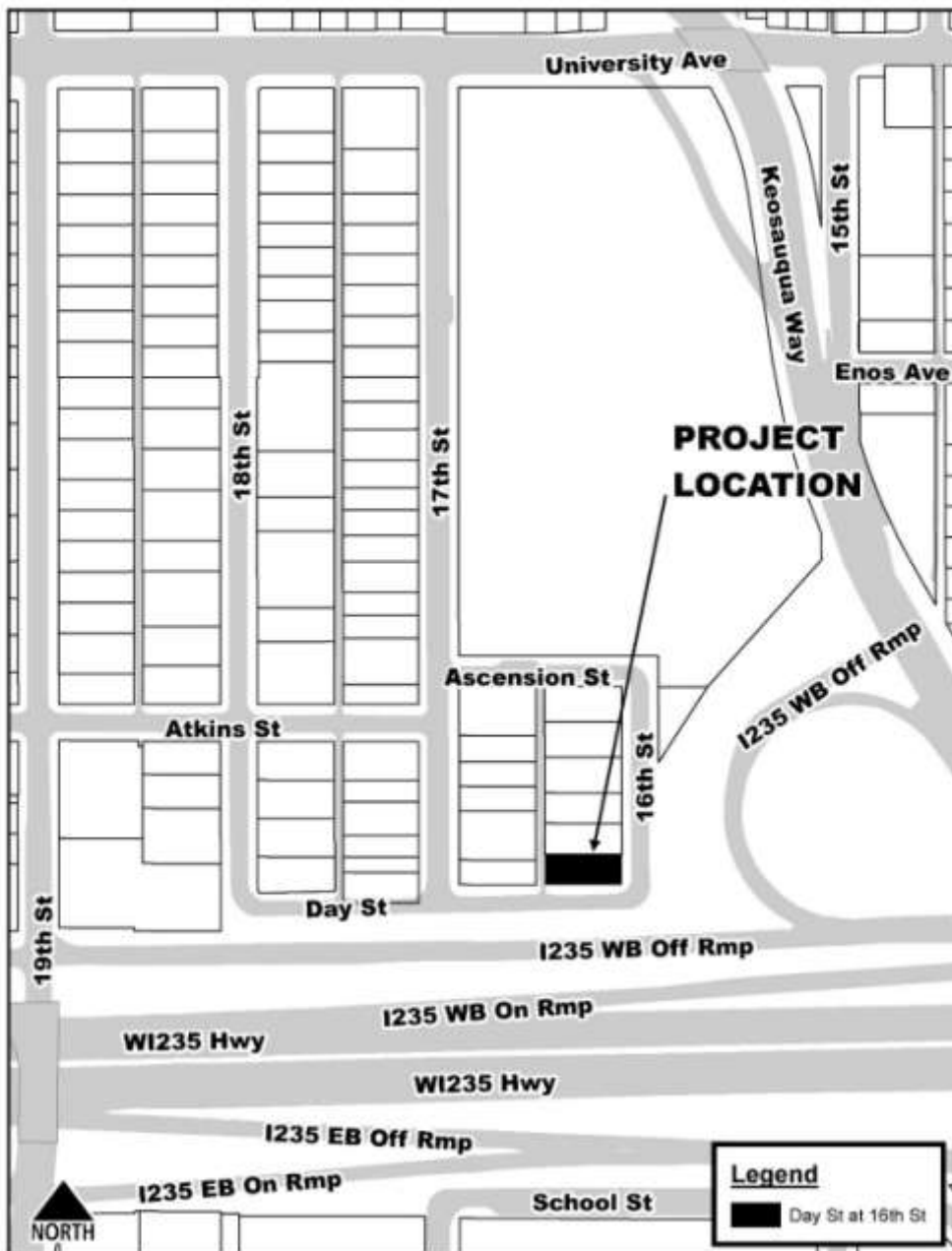
Funding Source:

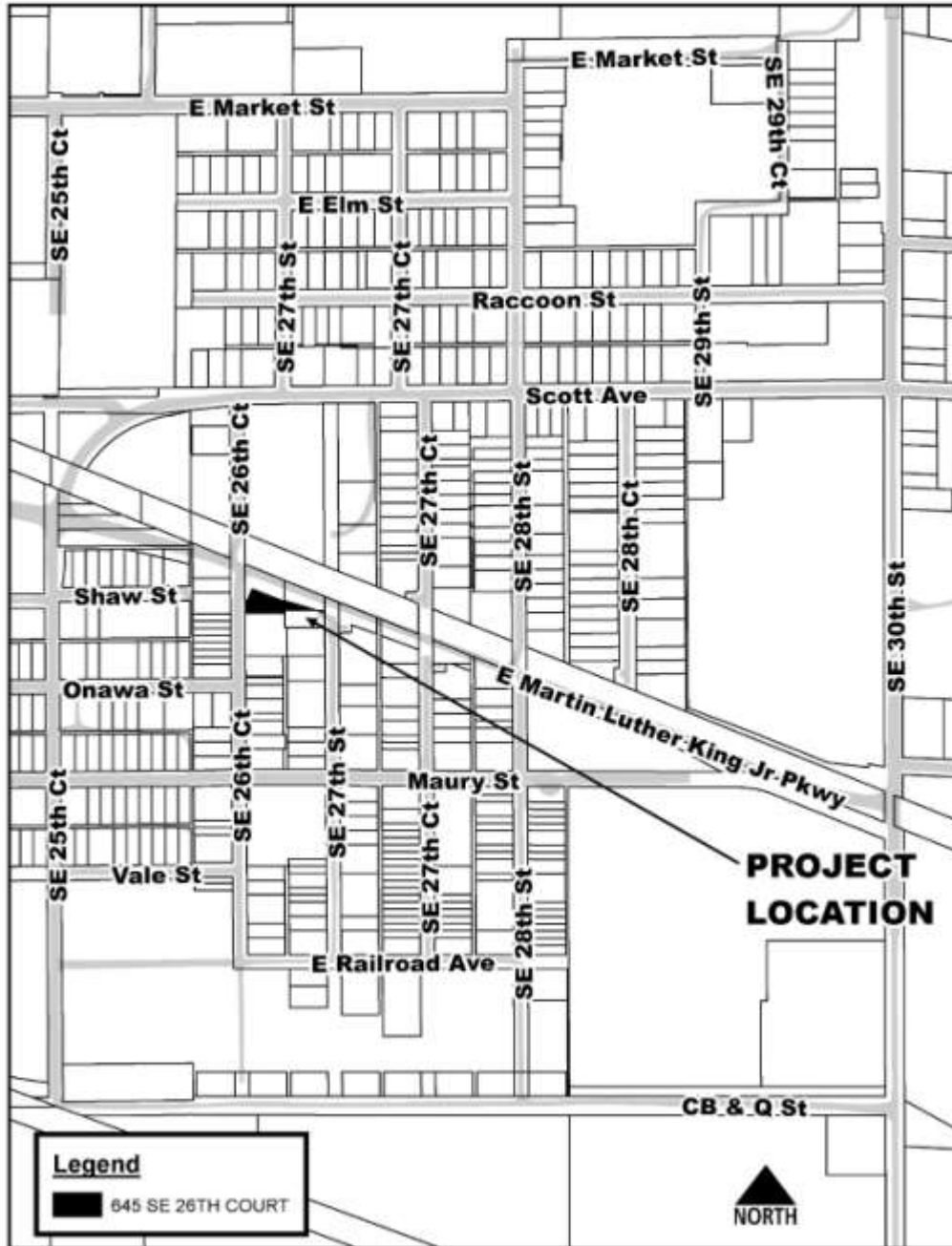
- Proceeds from the sale of the 16th Street parcel (\$4,000) will be used to support general operating budget expenses: Org – EG064090.
- Proceeds from the sale of 645 Southeast 26th Court (\$2,500) will be deposited into the Fed Title 23 Land Sales Account, ST500.

ADDITIONAL INFORMATION:

- We Can Build It, L.C. has offered to the City of Des Moines the purchase price of \$4,000 for the purchase of City-owned property located at the intersection of 16th Street and Day Street, subject to the reservation of any and all easements upon the property now in place, until such time as said easements are abandoned or relocated at no cost to the City of Des Moines. This property consists of approximately 6,250 square feet and the purchase price of \$4,000 is equal to the estimated fair market value of the property, as determined by the City’s Real Estate Division.

- We Can Build It, L.C. has also offered to the City of Des Moines the purchase price of \$2,500 for the purchase of the City-owned property located at 645 Southeast 26th Court, subject to the reservation of any and all easements upon the property now in place, until such time as said easements are abandoned or relocated at no cost to the City of Des Moines. This irregular shaped property consists of approximately 10,496 square feet and the purchase price of \$2,500 is equal to the estimated fair market value of the property, as determined by the City's Real Estate Division.
- There is no current or anticipated public need for this property, and this conveyance will allow the buyer to construct market rate, single-family housing on both properties, eliminate future maintenance and liability costs for the City and will return the property to the tax rolls.





PREVIOUS COUNCIL ACTION(S):

Date: September 11, 2017

Roll Call Number: [17-1556](#)

Action: On conveyance of excess City-owned property at the intersection of 16th Street and Day Street and at 645 SE 26th Court to We Can Build It, LC, \$6,500, (9-25-17). Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.