 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 6, 2017
	Agenda Item No.	11
	Roll Call No.	<u>17-1882</u>
	Communication No.	<u>17-778</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Acceptance of real estate documents from Capital Auto Parts Company for voluntary acquisition of property located at 3800 Vandalia Road for the SE AgriBusiness Park Project.

SYNOPSIS:

Recommend Council acceptance of real estate documents from Capital Auto Parts Company for voluntary acquisition of property located at 3800 Vandalia Road for the SE AgriBusiness Park Project. This action is required to authorize the purchase of 3800 Vandalia Road from Capital Auto Parts Company, David Givant, owner, P.O. Box 8309, Des Moines, Iowa, 50301, for the SE AgriBusiness Park Project.

This acquisition furthers the City of Des Moines' planning and redevelopment priorities for the area, which were set in 2001 to increase taxable valuation and jobs in the SE AgriBusiness Park. Significant public investment in infrastructure in this area, including the continued extension of East Martin Luther King, Jr. Parkway, a stormwater pump station, Vandalia Road drainage improvements and extension of a 30-inches Des Moines Water Works main on Vandalia Road has been and will continue to be leveraged to secure the highest and best possible land uses for the part.

FISCAL IMPACT:

Amount: \$720,000 plus closing costs

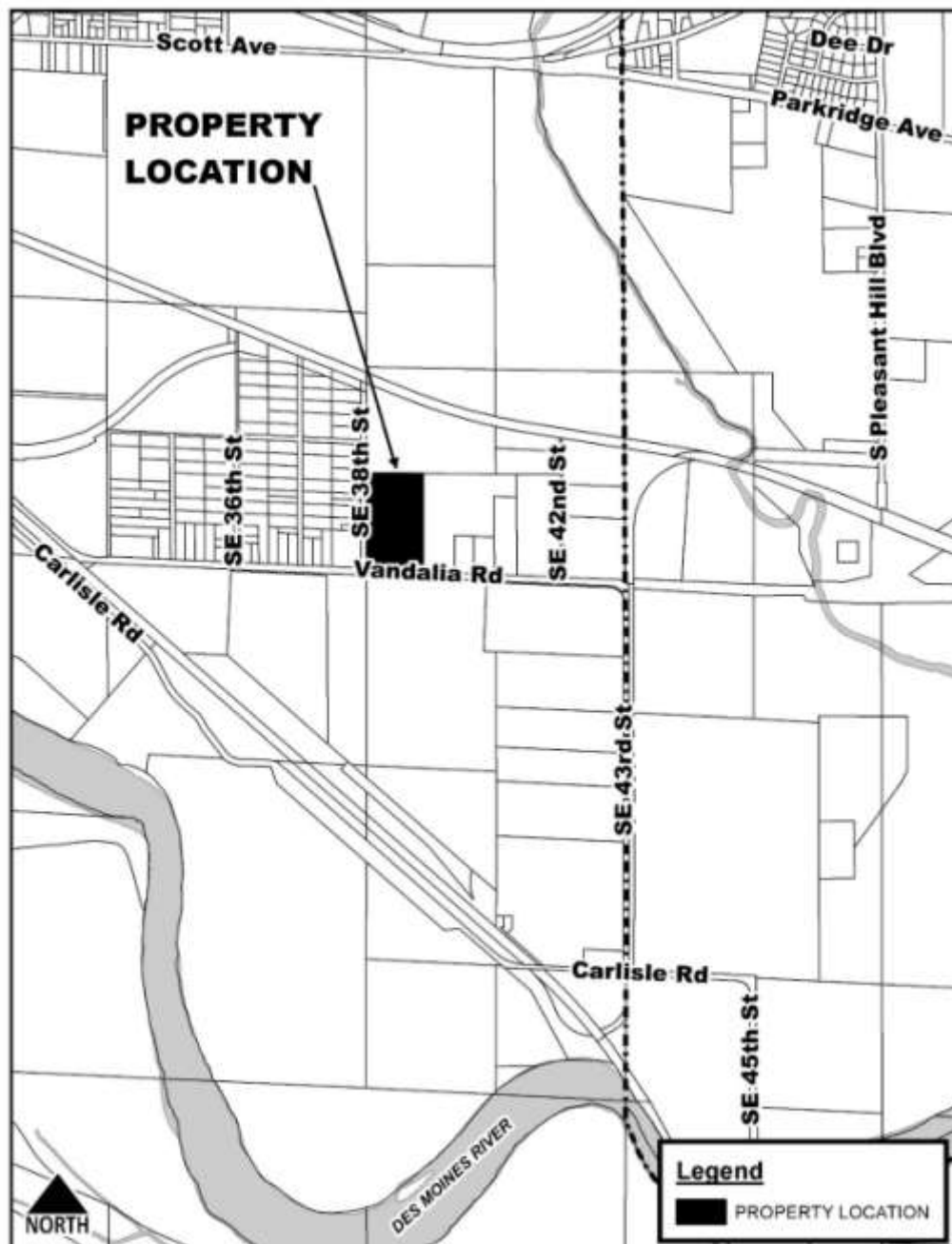
Funding Source: The initial funding will come from the General Fund and reimbursed by the SE Ag TIF District over a 2-year period.

ADDITIONAL INFORMATION:

- Capital Auto Parts Company owns the property at 3800 Vandalia Road, as shown on the map below, which consists of a 5,600-square-foot industrial building and approximately 13.32-acres of land. The purchase price of \$720,000 is equal to the fair market value of the property, as determined by an independent appraisal obtained by the City.
- The City's voluntary purchase of the property is subject to an environmental review of the property, including soil and groundwater sampling to determine if any contamination exists. If the environmental testing results are favorable, the City will proceed with closing and staff will market the property for redevelopment in accordance with the goals of the SE AgriBusiness

Park Urban Renewal Area. Any proposed future sale and redevelopment of the property will be brought back to City Council for consideration and approval.

- As part of the negotiations for a voluntary purchase of the property, Capital Auto Parts Company will be required to remove all personal property, vehicles, tires, parts, junk, and debris from the property at their sole cost and expense, prior to closing. The City will not provide any relocation assistance as part of this voluntary property acquisition.
- After closing, the City will proceed with demolition of all site improvements and will market the property for redevelopment in accordance with the goals of the SE AgriBusiness Park Urban Renewal Area.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Staff will conduct an environmental review and testing on the property to determine if any soil or groundwater contamination exists. If the testing results are favorable, the City will proceed with closing and staff will market the property for redevelopment in accordance with the goals of the SE AgriBusiness Park Urban Renewal Area. Any proposed future sale and redevelopment of the property will be brought back to City Council for consideration and approval.

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.