 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 18, 2017
	Agenda Item No.	57
	Roll Call No.	<u>17-2184</u>
	Communication No.	<u>17-857</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation of a portion of Falcon Drive and north/south alley right-of-way and conveyance of said vacated right-of-way and other excess city property all adjoining 1514 Walnut Street to Exile Brewing Company, LLC for \$3,240.

SYNOPSIS:

Recommend approval of the vacation of a portion of Falcon Drive and north/south alley right-of-way and conveyance of said vacated right-of-way and other excess city property all adjoining 1514 Walnut Street to Exile Brewing Company, LLC, Robert J. Tursi, Member, 1514 Walnut Street, Des Moines, Iowa, 50309, for \$3,240, subject to reservation of easements for all existing utilities in place until such time that they are abandoned or relocated.

The sale of this excess City property will allow the property to be assembled with the adjoining Exile Brewing Company property and will also eliminate minor existing building and parking lot encroachments upon the City’s property. 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 or benefit for this property, and this conveyance will eliminate future maintenance and liability costs for the City and return the property to the tax rolls.

FISCAL IMPACT:

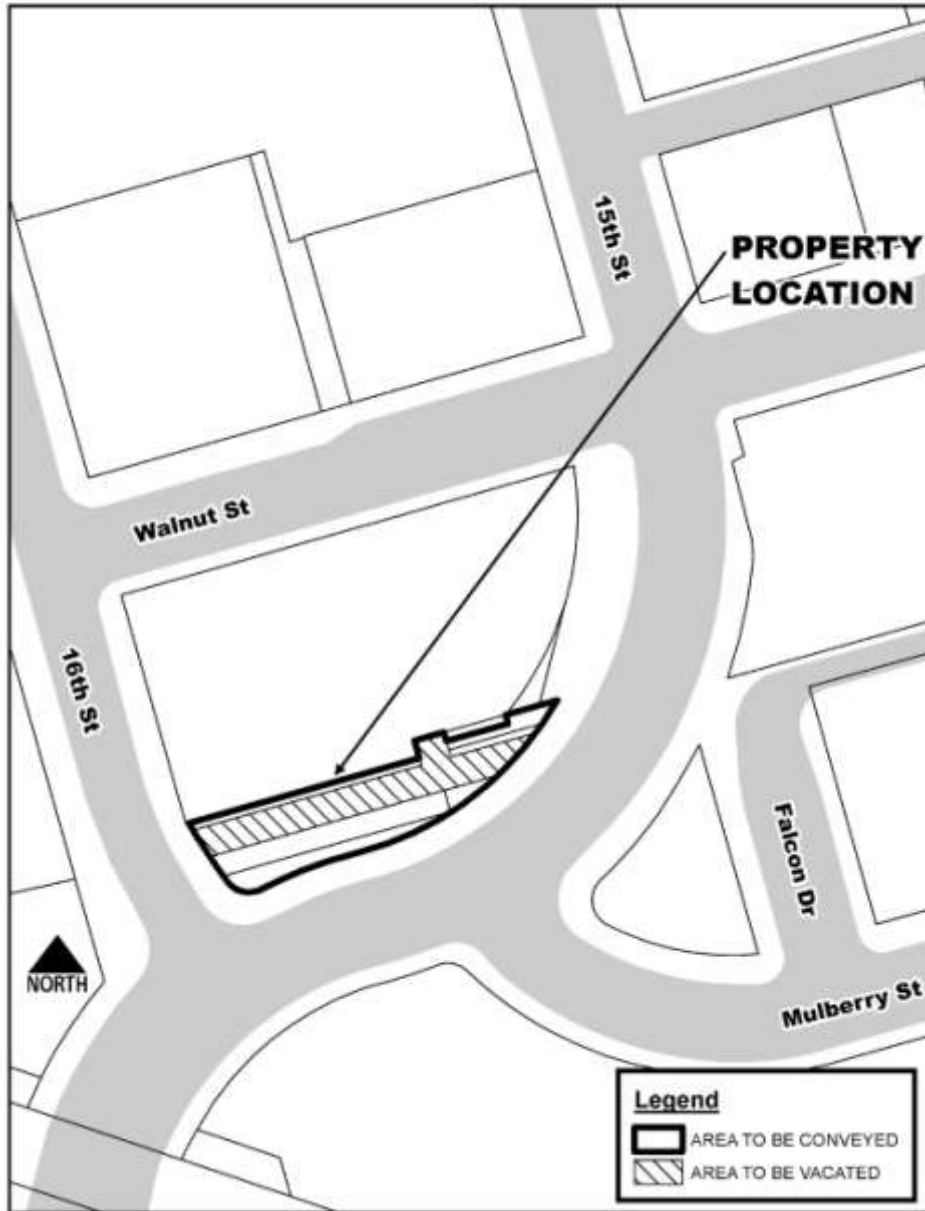
Amount: \$3,240 (Revenue)

Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090

ADDITIONAL INFORMATION:

- Exile Brewing Company, LLC has offered to the City of Des Moines the purchase price of \$3,240 for the purchase of a portion of Falcon Drive, the north/south alley right-of-way and other excess City property adjoining 1514 Walnut Street, subject to the requirements of the City Plan and Zoning Commission’s recommendation on November 17, 2017 to reserve an easement for all existing utilities in place, until such time that they are abandoned or relocated, and the reservation of a no-build easement.

- The property to be conveyed consists of approximately 3,151 square feet, and the purchase price of \$3,240 is equal to the estimated restricted-use fair market value of the property, as determined by the City's Real Estate Division.



PREVIOUS COUNCIL ACTION(S):

Date: December 4, 2017

Roll Call Number: [17-2058](#)

Action: [Setting](#) date of hearing on vacation of a portion of Falcon Drive and adjoining north-south alley right-of-way between 15th and 16th Street, south of Walnut Street adjoining 1514 Walnut Street and conveyance of said vacated right-of-way and other excess City property to Exile Brewing Company, \$3,240, (12-18-17). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: City Plan and Zoning Commission

Date: November 16, 2017

Resolution Number: 11-2017-1.16

Action: Recommend approval of the City initiated request for vacation of a segment of Falcon Drive between 15th Street and 16th Street south of Walnut Street, adjoining the property at 1514 Walnut Street, subject to the reservation of easements for all existing utilities in place, until such time that they are abandoned or relocated.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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