

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	February 5, 2018
	<b>Agenda Item No.</b>	<b>45</b>
	<b>Roll Call No.</b>	<b><u>18-0225</u></b>
	<b>Communication No.</b>	<b><u>18-059</u></b>
	<b>Submitted by:</b>	<b>Pamela S. Cooksey, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for conveyance of vacated north/south alley right-of-way located west of and adjoining 1540 and 1544 De Wolf Street to NFC Properties, LLC for \$100.

**SYNOPSIS:**

Recommend approval of conveyance of a portion of vacated north/south alley right-of-way adjoining 1540 and 1544 De Wolf Street to NFC Properties, LLC, 1912 6th Avenue, Des Moines, IA 50314, for \$100. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The sale of the City’s property will allow the buyer to assemble the land with its adjoining residential property for residential re-development. The adjoining owner on the west side of the alley right-of-way declined to purchase their half of the alley, so the entire width of the alley adjoining 1540 and 1544 De Wolf Street is being purchased by NFC Properties, LLC.

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: \$100 (Revenue)

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

**ADDITIONAL INFORMATION:**

- On August 3, 1981, by Roll Call No. 3987, the City Council of the City of Des Moines, Iowa approved Ordinance No. 9985 vacating all of the north/south alley right-of-way in the block bounded by East 18<sup>th</sup> Street, De Wolf Street, Cleveland Avenue and Washington Avenue, with a portion of said vacated alley right-of-way lying west of and adjoining 1540 and 1544 De Wolf Street.
- NFC Properties, LLC, owner of 1540 and 1544 De Wolf Street, has offered to the City of Des Moines, Iowa the purchase price of \$100.00 for the purchase of said vacated north/south alley right-of-way for incorporation into its adjoining residential property for residential re-development, subject to the reservation of any and all easements upon the property now in place.

- The property to be conveyed consists of approximately 959 square feet and the purchase price of \$100 is equal to the estimated fair market value of the property, as determined by the City's Real Estate Division.

**PREVIOUS COUNCIL ACTION(S):**

Date: January 22, 2018

Roll Call Number: [18-0111](#)

Action: [On](#) conveyance of vacated north-south alley right-of-way located west of and adjoining 1540 and 1544 De Wolf Street to NFC Properties, LLC, \$100, (2-5-18). 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](mailto:cityclerk@dmgov.org).