

 <p style="text-align: center;"><b>Council</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b>	April 23, 2018
	<b>Agenda Item No.</b>	<b>57</b>
	<b>Roll Call No.</b>	<b><u>18-0728</u></b>
	<b>Communication No.</b>	<b><u>18-212</u></b>
	<b>Submitted by:</b>	<b>Steven L. Naber, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for conveyance of excess City-owned property located at 645 SE 26th Court and at 801 SE 28th Street to Madden Construction, Inc. for \$4,000.

**SYNOPSIS:**

Recommend approval of conveyance of excess City-owned property located at 645 SE 26th Court and at 801 SE 28th Street to R. M. Madden Construction, Inc., Rick Madden, President, 5909 Grand Avenue, Des Moines, Iowa, 50312, for \$4,000. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

R. M. Madden Construction, Inc. intends to develop each property with single-family housing. The properties to be conveyed are excess right-of-way from the SE Connector Project. There is no longer any current or anticipated public need for the properties, and this conveyance will eliminate future maintenance and liability costs for the City and will return the properties to the tax rolls.

**FISCAL IMPACT:**

Amount: \$4,000 (Revenue)

Funding Source: Proceeds from the sale of these properties will be deposited into the Southeast Connector Project - SE 30th Street to US 65 Project, C038EG99, ST256.

**ADDITIONAL INFORMATION:**

- R. M. Madden Construction, Inc. has offered to the City of Des Moines the purchase price of \$2,000 for the purchase of the City-owned property located at 645 SE 26th Court, and \$2,000 for the purchase of the City-owned property located at 801 SE 28th 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. 645 SE 26th Court consists of approximately 10,496 square feet. 801 SE 28th Street consists of approximately 7,194 square feet. The total 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.
- 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: April 23, 2018

Roll Call Number: [18-0568](#)

Action: On conveyance of excess City-owned property at 645 SE 26th Court and 801 SE 28th Street to R. M. Madden Construction, Inc., \$4,000, (4-23-18). Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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