 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 7, 2018
	<b>Agenda Item No.</b>	<b>44</b>
	<b>Roll Call No.</b>	<b><u>18-803</u></b>
	<b>Communication No.</b>	<b><u>18-226</u></b>
	<b>Submitted by:</b>	<b>Steven L. Naber, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for vacation and conveyance of excess street right-of-way located at the northwest corner of 16th Street and Day Street to Madden Construction, Inc. for \$4,000.

**SYNOPSIS:**

Recommend approval of the vacation of excess street right-of-way located at the northwest corner of 16th Street and Day Street, and conveyance to Madden Construction, Inc., Rick Madden, President, 5909 Grand Avenue, Des Moines, Iowa 50312 for \$4,000; subject to the reservation of an easement for the continued use and maintenance of any utilities now in place. Madden Construction, Inc. intends to redevelop the site with new, affordable single-family housing.

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:**

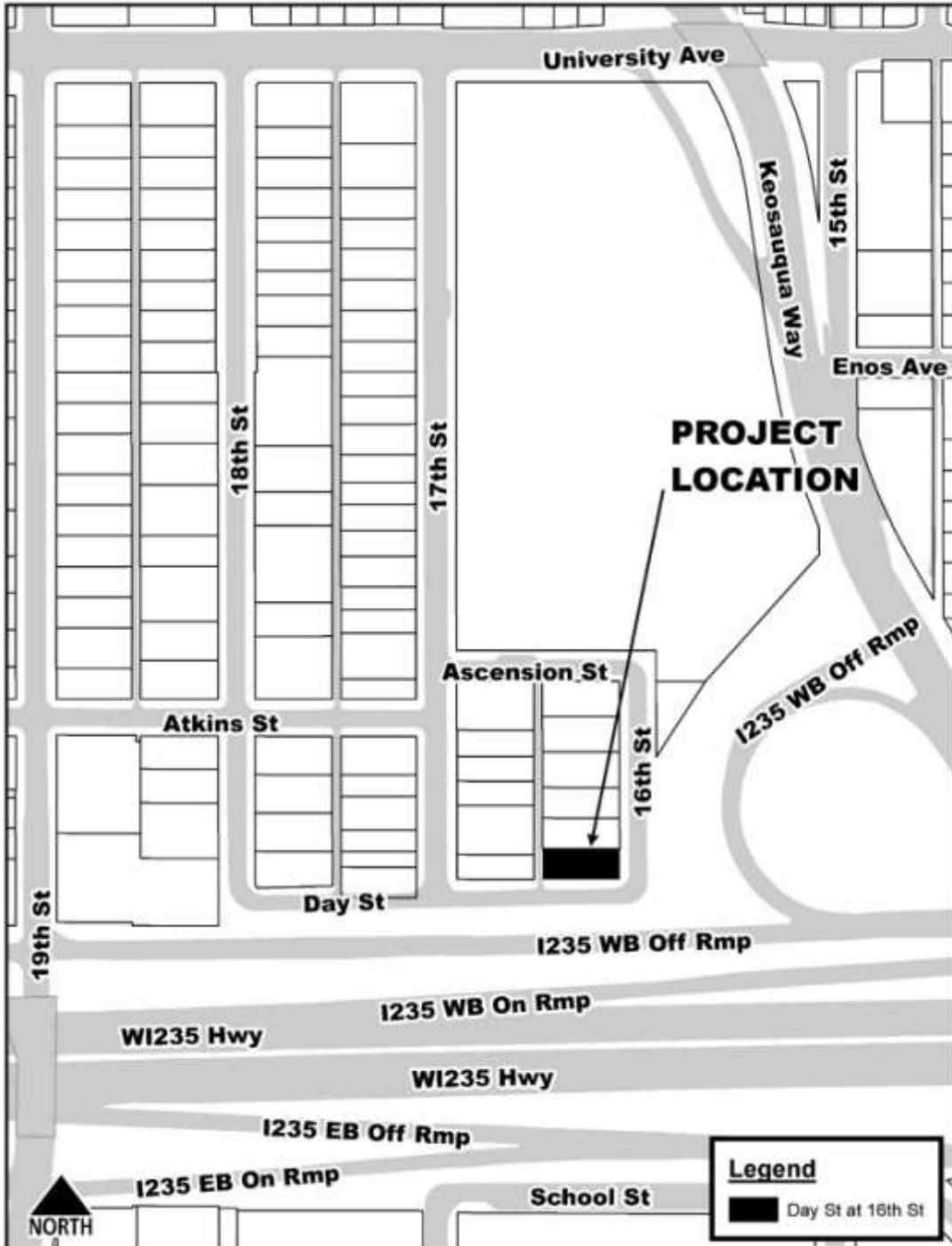
Amount: \$4,000 (Revenue)

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

**ADDITIONAL INFORMATION:**

- On April 23, 2018, by Roll Call No. 18-0680, the City Council of the City of Des Moines, Iowa, received and filed a recommendation from the City Plan and Zoning Commission recommending approval of a request from Madden Construction, Inc. (owner) for vacation of undeveloped excess right-of-way located at the northwest corner of 16th Street and Day Street, to allow for redevelopment with new, affordable single-family housing, subject to the reservation of easements for all existing utilities in place until such time as they are abandoned or relocated.

- Madden Construction, Inc., has offered to the City the purchase price of \$4,000 for the vacation and purchase of the excess street right-of-way located at the northwest corner of 16th Street and Day Street. The property to be conveyed consists of approximately 6,250 square feet, and the purchase price of \$4,000 is equal to the fair market value of the property as determined by the City's Real Estate Division.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 23, 2018

Roll Call Number: [18-0680](#) and [18-0681](#)

Action: [Regarding](#) request from RM Madden Construction, Inc. for vacation of a parcel acquired for purposes of right-of-way located at 1050 16th Street, to allow redevelopment with a single-family dwelling. Moved by Gatto to receive and file the communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

- (A) [Setting](#) date of hearing on vacation and conveyance of City-owned property at the northwest corner of 16th Street and Day Street to Madden Construction, Inc. for construction of a new, affordable single-family home, \$4,000, (5-7-18). Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: City Plan and Zoning Commission

Date: April 5, 2018

Resolution Number: 11-2018-1.05

Action: Recommend approval of a request from RM Madden Construction, Inc., represented by Rick Madden (officer), for vacation of an excess parcel acquired for right-of-way purposes, locally known as 1050 16th Street, to allow for sale and redevelopment for a single-family dwelling, subject to conditions.

**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 Hall, 400 Robert D Ray Drive. 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).