 <p style="text-align: center;"><b>Council</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b> June 25, 2018
	<b>Agenda Item No.</b> 57 <b>Roll Call No.</b> <u>18-1118</u> <b>Communication No.</b> <u>18-331</u> <b>Submitted by:</b> Steven L. Naber, P.E., City Engineer

**AGENDA HEADING:**

Hold hearing for conveyance of excess City property located south of and adjoining 1330 and 1420 Mulberry Street to Central Iowa Shelter Services (CISS) for \$1,000.

**SYNOPSIS:**

Recommend approval of conveyance of excess City property located south of and adjoining 1330 and 1420 Mulberry Street to Central Iowa Shelter Services, Melissa O’Neill, Director, 1420 Mulberry Street, Des Moines, Iowa, 50309, for \$1,000. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

CISS intends to assemble the City property with its adjoining property for side yard uses and potential future expansion of the homeless shelter residential housing facility. The property is currently a storm water detention basin and will be conveyed subject to a storm water detention, surface water flowage and storm sewer easement in order to preserve the public storm water functions of the property by the City. Except for the storm water easement and other existing utilities located on the property, there is no other projected future public need for this property and this conveyance will eliminate future maintenance and liability costs for the City.

**FISCAL IMPACT:**

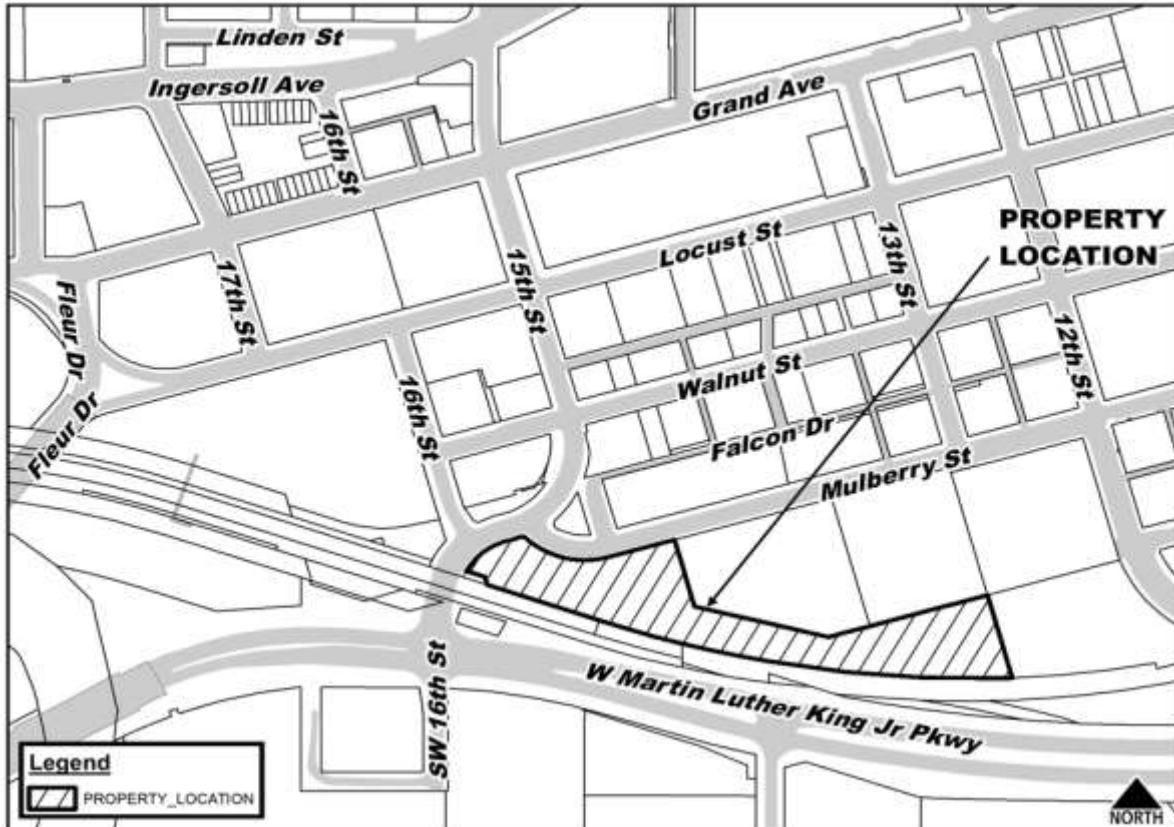
Amount: \$1,000 (Revenue)

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

**ADDITIONAL INFORMATION:**

- CISS operates a homeless shelter at 1420 Mulberry Street, which adjoins City-owned property currently used for a storm water detention basin. CISS has offered to the City the purchase price of \$1,000 for purchase of the City’s property, subject to reservation of an easement for any and all utilities located upon the property now in place, until such time as they are abandoned or relocated at no cost to the City and further subject to a Permanent Easement for Storm Water Detention, Storm Sewer and Surface Water Flowage. The property consists of approximately 186,162 square feet (4.27-acres) and the purchase price of \$1,000 is equal to the estimated restricted-use fair market value of the property, as determined by the City’s Real Estate Division.

- CISS plans to fence the property in order to maintain the property and control access thereto.
- Additionally, CISS plans to explore the possibility of constructing additional housing within a small portion of the property, with the construction of any such improvements upon the property being subject to approval of a development plan by the City Council and approval of all construction plans by the City Engineer to ensure that the storm water detention function of the property is not affected.



#### PREVIOUS COUNCIL ACTION(S):

Date: June 11, 2018

Roll Call Number: [18-0986](#)

Action: [On](#) conveyance of excess City property located south of and adjoining 1330 and 1420 Mulberry Street to Central Iowa Shelter Services for \$1,000, (6-25-18). Moved by Gatto to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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