 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 8, 2018
	Agenda Item No.	41
	Roll Call No.	<u>18-1703</u>
	Communication No.	<u>18-497</u>
	Submitted by:	Steven L. Naber, P.E., City Engineer

AGENDA HEADING:

Hold hearing for approval of documents for conveyance of excess City property locally known as 2025 East Grand Avenue to Cypress Properties, LLC for \$60,000.

SYNOPSIS:

Recommend approval of the conveyance of excess City property locally known as 2025 East Grand Avenue to Cypress Properties, LLC, Santokh Nagra, Member, 2015 SE Olson Drive, Waukee, Iowa 50263, for \$60,000. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

Cypress Properties, LLC intends to redevelop the City property for use as its real estate company office space. 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:

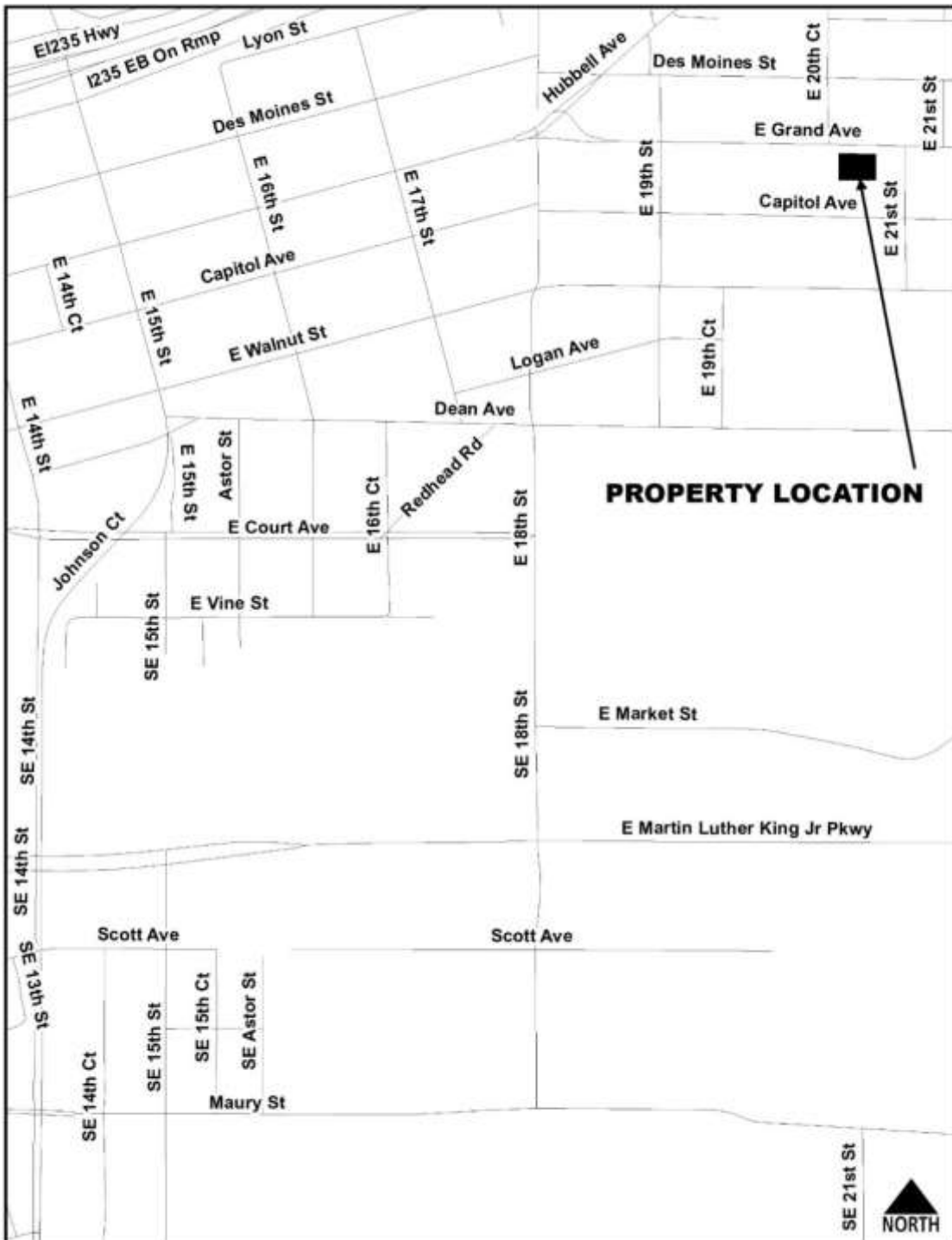
Amount: \$60,000 (Revenue)

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

ADDITIONAL INFORMATION:

- In 2015, the East Side Boxing Club moved from 2025 East Grand Avenue and relocated to the Pioneer Columbus Community Center. The property consists of approximately 28,400 square feet of land improved with a 1,470-square-foot retail/office building and associated site improvements. The City’s Real Estate Division and Community Development Department have been marketing the property for redevelopment since the property became vacant in 2015, including sending out a request for proposals to area developers and non-profit groups. City staff have determined that the highest and best use for the property is for commercial use, as residential development was not feasible due to the property’s location being in close proximity to railroad tracks and other surrounding commercial and industrial uses.

- Cypress Properties, LLC has offered to the City of Des Moines, Iowa, the purchase price of \$60,000 for the purchase of 2025 East Grand Avenue in order to redevelop the City property for use as its real estate company office space, which price reflects the fair market value of said Property based on an independent appraisal obtained by the City's Real Estate Division. There is no current or anticipated future public need for the property, and this conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls.



PREVIOUS COUNCIL ACTION(S):

Date: September 24, 2018

Roll Call Number: [18-1579](#)

Action: [On](#) conveyance of excess City property locally known as 2025 East Grand Avenue to Cypress Properties, LLC for \$60,000, (10-8-18). Moved by Gatto 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 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.