


COUNCIL COMMUNICATION

	Number:	19-461	Meeting:	November 4, 2019
	Agenda Item:	62	Roll Call:	19-1774
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hold hearing for approval of documents for conveyance of excess City-owned property locally known as 106 Franklin Avenue to Pyramid Masonry, Inc. for \$67,245.

SYNOPSIS:

Recommend approval of the conveyance of excess City property locally known as 106 Franklin Avenue to Pyramid Masonry, Inc., Miguel Guzman, President, 3729 Indianapolis Avenue, Des Moines, Iowa 50317, for \$67,245. The buyer intends to develop the site with a building for his commercial masonry business plus additional space for leasing to others.

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:

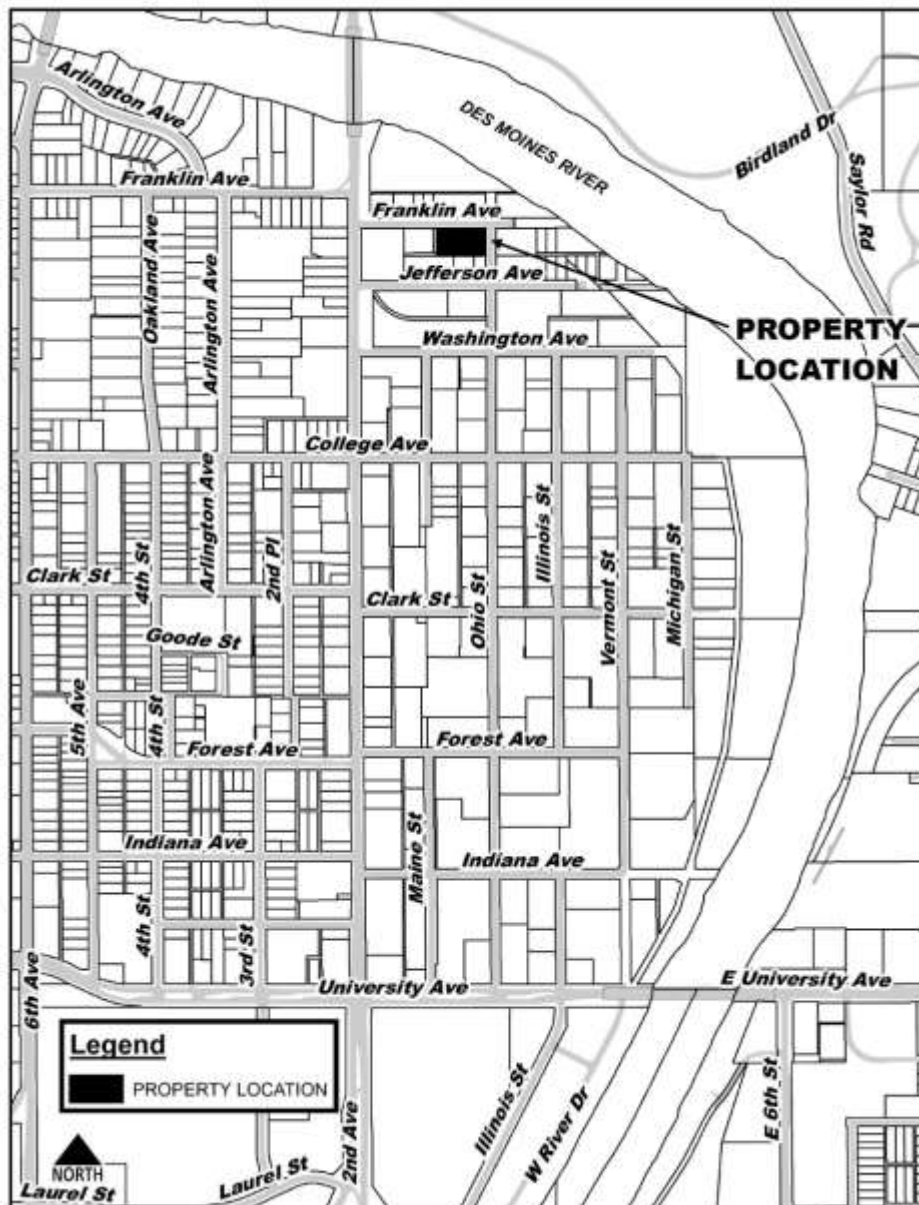
Amount: \$67,245 (Revenue)

Funding Source: Proceeds from this sale will be deposited into the Economic Development Enterprise Fund, CM025033.

ADDITIONAL INFORMATION:

- 106 Franklin Avenue consists of five (5) platted lots that were acquired by the City in 1993 following serious flooding in the Central Place Industrial Park. After required levee improvements were completed, these lots were consolidated into a single tax parcel to allow for commercial redevelopment of the property.
- The property to be conveyed consists of approximately 33,623 square feet, and the purchase price of \$67,245 is equal to the fair market value of the property as determined by the City's Real Estate Division.

- The property is located in the City’s Central Place Industrial Park and the sale is subject to the following conditions:
 - Reservation of an easement for the continued use and maintenance of any utilities now in place
 - Urban Design Review Board review of a conceptual development plan
 - Site plan approval by the City prior to any development of the property
- On July 2, 2019, the buyer received approval of a conceptual development plan from the City’s Urban Design Review Board.
- On August 2, 2019 the City of Des Moines Community Development Department administratively reviewed and approved the buyers site plan.



PREVIOUS COUNCIL ACTION(S):

Date: October 14, 2019

Roll Call Number: [19-1592](#)

Action: [On](#) conveyance of excess City-owned property at 106 Franklin Avenue to Pyramid Masonry, Inc. (Miguel Guzman, President), \$67,245, (11-4-19). Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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