


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: 22-257	Meeting: June 13, 2022
	Agenda Item: 67	Roll Call: 22-942
	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 District/ Tax parcels 010/05190-000-000, 010/05191-000-000, 010/05192-000-000, 010/05193000-000 and 010/05194-000-000 to C-Build LLC for \$133,560.

SYNOPSIS:

Recommend approval of the sale of the excess City property located in the 2700 block of Garden Road to C-Build, LLC for \$133,560, subject to the reservation of easements for utilities in place, which easement will be included in the Quit Claim Deed from City to the buyer.

The sale of this excess City-owned property will allow C-Build, LLC to redevelop it with commercial office and warehouse space for its real estate and construction business. 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 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:

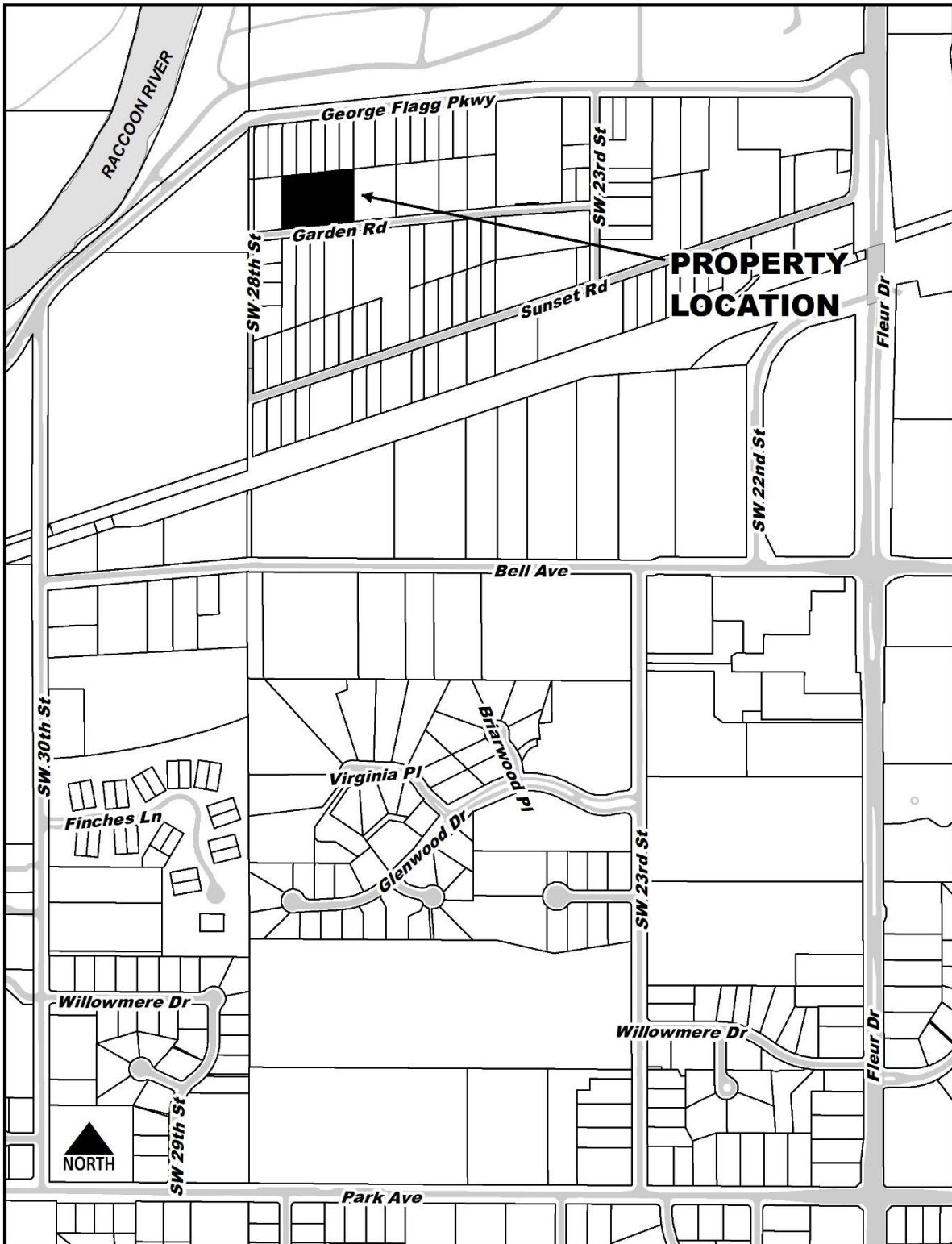
Amount: \$133,560 (Revenue)

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

ADDITIONAL INFORMATION:

- Mitch Coluzzi, Manager of C-Build, LLC, 5525 Meredith Drive, Suite B, Des Moines, Iowa, has over 20 years in the real estate and construction business. C-Build, LLC plans to redevelop the property with commercial office and warehouse space for its real estate and construction business.
- The property to be conveyed was previously encumbered with FEMA flood buyout conditions and restrictions, which prohibited any sale of the property, but those restrictions were released by FEMA in April 2017 and the property can now be sold but is not eligible for future federal disaster assistance.

- The property to be conveyed consists of 66,779 square feet and the purchase price of \$133,560 is equal to the fair market value of the property, as determined by the City's Real Estate Division.



PREVIOUS COUNCIL ACTION(S):

Date: May 23, 2022

Roll Call Number: [22-0778](#)

Action: [On](#) vacation of alley right-of-way located north of and adjoining 206 6th Avenue and approval of license agreement with ND 22 Fleming LLC and 206 6th Avenue, LLC, (6-13-22). Moved by Boesen to adopt. Second by Mandelbaum. Motion Carried 6-1. Absent: Gatto.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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