


COUNCIL COMMUNICATION

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|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 24-317 | Meeting: | August 5, 2024 |
| | Agenda Item: | 40 | Roll Call: | 24-1102 |
| | Submitted by: | Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Hold Hearing for approval of documents for conveyance of 2800 Bell Avenue and 2818 Bell Avenue to Bams Properties, LLC (Matthew Allen Norris and Steven Wayne Jones) for Christian Edwards Print and Graphics expansion for \$174,027.

SYNOPSIS:

Recommend approval of conveyance of 2800 Bell Avenue and 2818 Bell Avenue to Bams Properties, LLC (Matthew Allen Norris and Steven Wayne Jones) for Christian Edwards Print and Graphics expansion for \$174,027. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

This proposed land sale is needed for a planned building expansion by Christian Edwards Print and Graphics (Steve Hews, President, 2700 Bell Avenue, Des Moines, Iowa 50321), which is directly adjacent to the subject properties. There is no current or anticipated public need for these properties and the conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls, as well as support the expansion project for this Des Moines-based company.

FISCAL IMPACT:

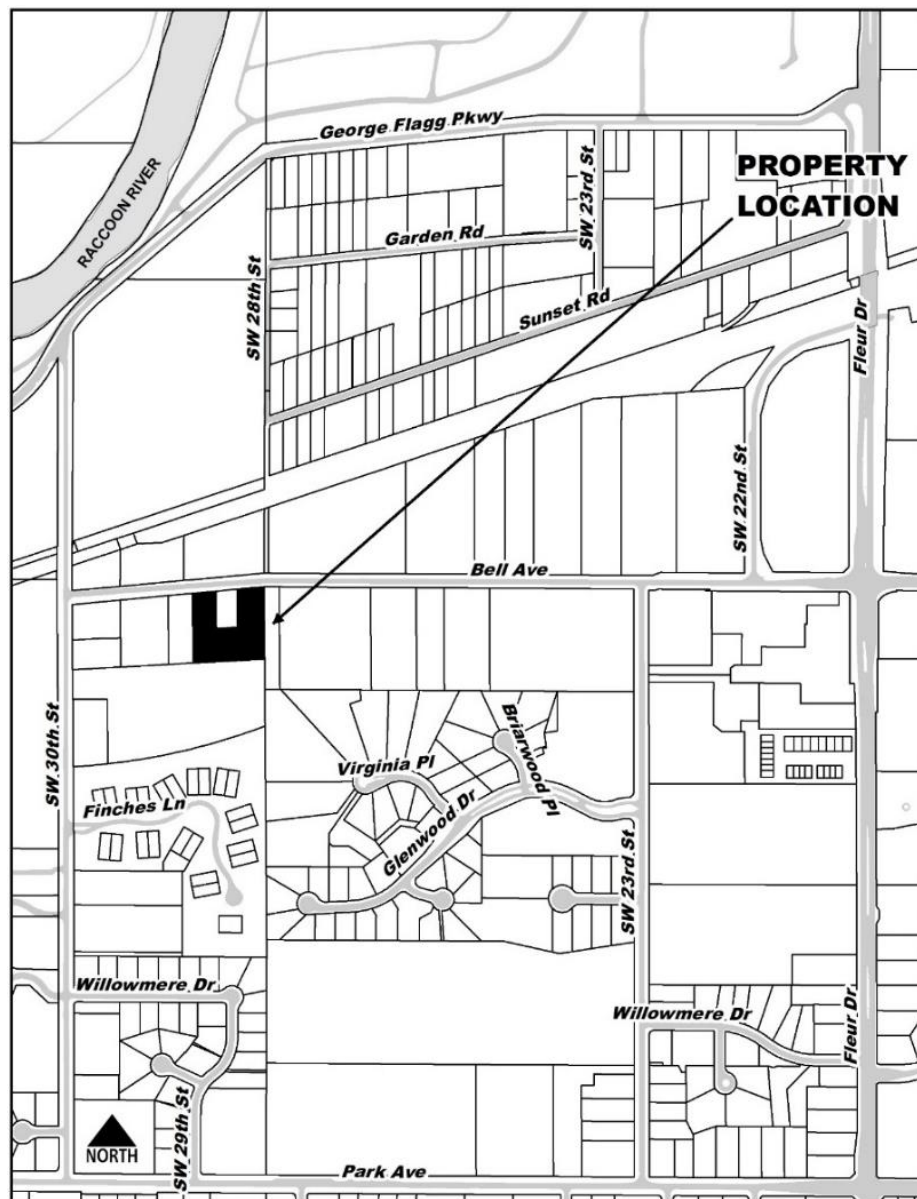
Amount: \$174,027 (Revenue)

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

ADDITIONAL INFORMATION:

- Bams Properties, LLC (Matthew Allen Norris, and Steven Wayne Jones, owners of 2700 Bell Avenue) have offered to the City of Des Moines the purchase price of \$174,027 for the purchase of City-owned property located at 2800 Bell Avenue and 2818 Bell Avenue, subject to the reservation of any and all easements upon the property now in place, until such time as said easements are abandoned or relocated at no cost to the City of Des Moines and further subject to a no-build easement on 2800 Bell Avenue. The purchase price reflects the restricted-use fair market value of the City property based on an independent appraisal.
- The property to be conveyed is needed for a planned building expansion by Christian Edwards Print and Graphics for property located at 2700 Bell Avenue, which is directly adjacent to the subject properties.

- The building expansion is proposed to be a 40,000-square-foot addition to the existing facility in order to allow for increased production. The building expansion will remove a portion of the existing parking lot area, thus resulting in a majority of the 2800 Bell Avenue parcel being dedicated and used for a replacement parking area.
- Additionally, the property located at 2818 Bell Avenue is planned to ultimately be transferred to the property owner of 2816 Bell Avenue, which was a vital piece of the negotiation for necessary property within the expansion area. While there are no immediate plans for development on the 2818 Bell Avenue parcel, it is zoned EX, which allows for light industrial, heavy commercial, or office use.
- 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. The deed conveying the property will include a statement that the property was acquired by the City under the 1993 FEMA Hazard Mitigation Grant Program and is not eligible for future federal disaster assistance pursuant to 44 CFR 80.19(a(4)).



PREVIOUS COUNCIL ACTION(S):

Date: July 15, 2024

Roll Call Number: [24-0958](#)

Action: [On](#) conveyance of 2800 and 2818 Bell Avenue to Bams Properties, LLC (Steven Jones and Matthew Norris) for Christian Edwards Print and Graphics expansion, \$174,027, (8-5-24). Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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