


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-412	Meeting:	October 21, 2024
	Agenda Item:	45	Roll Call:	24-1466
	Submitted by:	Cody Christensen, Development Services Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hold hearing for approval of documents for conveyance of 101 Franklin Avenue and a portion of vacated Ohio Street adjoining 101 Franklin Avenue to Mans Leasing Company, L.C. for \$75,553.

SYNOPSIS:

Recommend approval of conveyance of 101 Franklin Avenue and a portion of vacated Ohio Street adjoining 101 Franklin Avenue to Mans Leasing Company, L.C. (Jeffrey P. Rounds, President, 5636 NE 17th Street, Des Moines, Iowa 50313) for \$75,553. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution.

The sale of this 28,304 square foot excess City property will allow for construction of a new 6,000 square foot warehouse and office building on the property. 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.

The Urban Renewal Plan for the Central Place Industrial Park has provisions in place for any City-owned disposition parcels located in Central Place, and this purchaser has demonstrated that they will comply with all requirements.

FISCAL IMPACT:

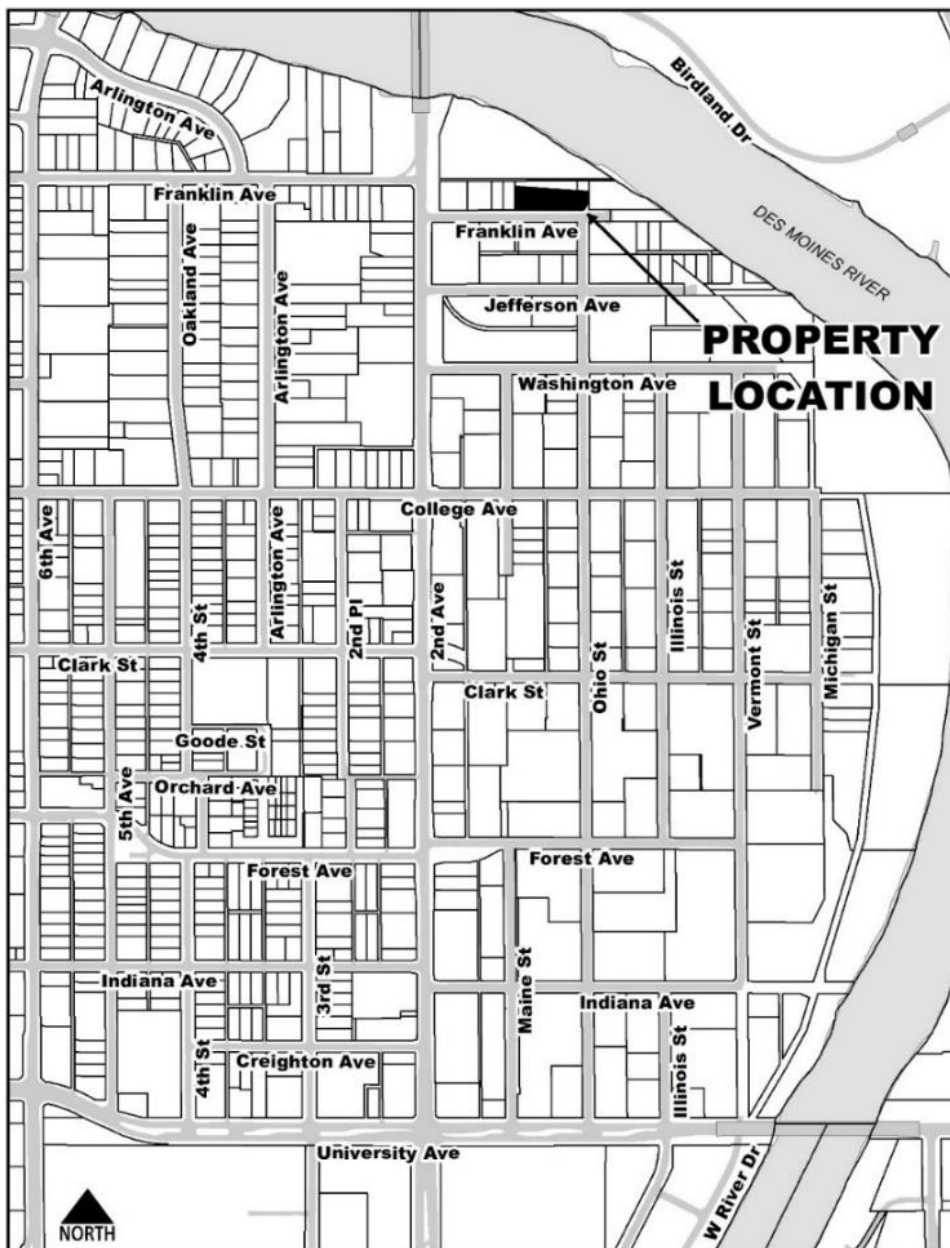
Amount: \$75,553 (land sale revenue)

Funding Source: Proceeds from this land sale will be deposited into the Economic Development Enterprise Account: Fiscal Year (FY) 2024-2025 Operating Budget, Page 52, Special Revenue and Other Funds, SP743, CMO25033

ADDITIONAL INFORMATION:

- On May 20, 1985, by Roll Call No. 85-2388, City Council approved the Central Place Industrial Park Redevelopment Program Urban Renewal Plan, and such Plan has been amended 15 times (the Urban Renewal Plan so amended is herein referred to as the “Plan”), bounded on the north and east by the Des Moines River, and on the west by 2nd Avenue, and the south by University Avenue.
- On August 9, 2021, by Roll Call No. 21-1288, City Council approved vacation of a portion of Ohio Street right-of-way lying east of 101 Franklin Avenue.

- Mans Leasing Company, L.C. has offered to the City of Des Moines the purchase price of \$75,553 for the purchase of City-owned property located at 101 Franklin Avenue and a portion of vacated Ohio Street right-of-way located east of and adjoining 101 Franklin Avenue, subject to 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. The sale is further subject to a 10-foot-wide permanent easement on the north edge of the property for flood protection levee.
- The property consists of approximately 28,304 square feet and the purchase price of \$75,553 is equal to the restricted-use fair market value of the property, as determined by the City’s Real Estate Division.
- The closing on the land sale will take place after the site plan for the project has been approved by the Development Services Director and the project has been reviewed by the Urban Design Review Board.



PREVIOUS COUNCIL ACTION(S):

Date: October 7, 2024

Roll Call Number: [24-1348](#)

Action: [On](#) conveyance of 101 Franklin Avenue and a portion of vacated Ohio Street adjoining 101 Franklin Avenue to Mans Leasing Company, LC, \$75,553, (10-21-24). Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: August 9, 2021

Roll Call Number: [21-1288](#)

Action: [On](#) vacation of Ohio Street right-of-way located north of Franklin Avenue and east of and adjoining 101 Franklin Avenue. Moved by Gray to adopt. Motion Carried 7-0. 21-1289 (A) [First](#) consideration of ordinance above. Moved by Gray that this ordinance be considered and given first vote for passage. Motion Carried 7-0. 21-1290 (B) Final consideration of ordinance above, requires six (6) votes. Moved by Gray that the rule requiring that an ordinance must be considered and voted on for passage at two (2) Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#16,033](#). Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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