



★ **Roll Call Number**

Agenda Item Number

57

.....
Date August 9, 2010

**COMMUNICATION FROM THE CITY MANAGER REGARDING
THE PURCHASE OF THE YWCA PROPERTY**

WHEREAS, on June 14, 2010, by Roll Call No. 10-992, the City Council approved the voluntary acquisition of the property at 717 Grand Avenue owned by the Young Women's Christian Association (the "YWCA"), and the property at 517 8th Street owned by the Estate of Charles W. Rogg, for assembly with the City's adjoining 7th and Grand Parking Garage property; and,

WHEREAS, Roll Call No. 10-992 further provides "that the City Manager and Real Estate Division Manager shall not close on the purchase of the properties without further approval by the City Council"; and,

WHEREAS, the agreements for the City's purchase of these properties give the City an option to terminate the agreements prior to closing if the results or findings of the City's inspection of the properties "are not satisfactory to the City for any reason;" and,

WHEREAS, the research and inspection of the YWCA building and the associated Skywalk Corridors by the City's staff and consultants has revealed information that has caused the estimated costs for operation, maintenance and demolition of the facility to increase substantially above that originally expected; and,

WHEREAS, on June 28, 2010, by Roll Call No. 10-1093, and on July 12, 2010, by Roll Call No. 10-1168, the City Council accepted and approved offers from the YWCA to extend the deadline for due diligence and closing on the YWCA property to August 16, 2010; and,

WHEREAS, the City Manager has negotiated a preliminary agreement with the YWCA, subject to final approval by the City Council, to reduce the purchase price for the YWCA property to \$490,000, a reduction of \$560,000 from the original purchase price of \$1,050,000; and,

WHEREAS, the City Manager recommends that the City proceed with closing on the purchase of the YWCA property at the amended purchase price, that the City proceed with closing on the property owned by the Estate of Charles W. Rogg, and that the City proceed with developing a contract and specifications and soliciting bids for the demolition of the YWCA building; IT IS THEREFORE,

(continued)



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(Council Communication No. 10-504)

MOVED, by _____ to approve the amendment to the purchase price for the YWCA property as identified above, to approve closing on the purchase of the properties owned by the YWCA and by the Estate of Charles W. Rogg, and to authorize the City Manager to proceed with preparation of a contract and specifications and soliciting bids for the demolition of the YWCA building.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk