

Date June 11, 2012

SET HEARING FOR THE CONVEYANCE BY INSTALLMENT CONTRACT OF CITY-OWNED PROPERTY AT 1740 GARFIELD AVENUE (LOGAN COMMUNITY CENTER) TO JOSHUA CHRISTIAN ACADEMY, INC. FOR \$100,000

WHEREAS, Joshua Christian Academy, Inc. ("JCA") is requesting to purchase the Logan Community Center for the academy's use as a school facility and has offered to the City of Des Moines the purchase price of \$100,000, which purchase price reflects the fair market value of the property as currently estimated by the City's Real Estate Division. The purchase price reflects the sale of the property in "as-is" condition. City Real Estate Division staff and JCA are negotiating the terms of a real estate purchase installment contract for the proposed conveyance in which the purchase price would be paid over a two-year period with a down payment of \$50,000 and two additional payments of \$25,000 each; and

WHEREAS, there is no known current or future public need for the City-owned property proposed to be sold, and the City will not be inconvenienced by the sale of said property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The City of Des Moines proposes to sell City-owned property known as the Logan Community Center located at 1740 Garfield Avenue, legally described below, to Joshua Christian Academy, Inc. for \$100,000 pursuant to an installment contract:

ALL OF LOTS 8 THRU 29 IN BLOCK 5 OF STALFORD AND DIXON'S ADDITION, AN OFFICIAL PLAT, AND THE SOUTH 18 FEET OF LOTS 7 AND 30, IN SAID BLOCK 5, AND THE SOUTH 458 FEET OF THE VACATED ALLEY, LYING WEST OF AND ADJOINING SAID LOTS 7 THRU 18 IN BLOCK 5 (VACATED BY ORDINANCE 6240), AND ALL OF LOT 1, LYING EAST OF AND ADJOINING SAID BLOCK 5 EXCEPT THE NORTH 397 FEET AND THE SOUTH 110 FEET ADJOINING SAID BLOCK 5, LOT 1 ALSO KNOWN AS VACATED DIXON STREET (VACATED BY ORDINANCE 4981), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING APROXIMATELY 2.99 ACRES (130,109 SQUARE FEET).

2. That the meeting of the City Council at which the sale and conveyance of such real estate by installment contract is to be considered shall be on June 25, 2012, said meeting to be held at 5:00 p.m., in the Council Chamber.

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3. That the City Clerk is hereby authorized and directed to publish notice of said proposal in the form hereto attached all in accordance with §362.3 of the Iowa Code.

Moved by \_\_\_\_\_ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRIESS, HENSLEY, MAHAFFEY, MEYER, MOORE, and 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



Cleveland Ave

E 17th St

Stewart St

PARK

Garfield Ave

E 17th Ct

Dixon St

Easton Blvd

E University Ave

**Legend**



LOGAN CENTER PARCEL TO BE SOLD



PARK AREA TO BE RETAINED BY THE CITY

