

Date April 7, 2014

**RESOLUTION CLOSING PUBLIC HEARING ON PROPOSED SALE OF
CITY-OWNED PROPERTY AT 505 E. GRAND AVENUE TO
505 EAST GRAND, LLC, FOR \$369,600**

WHEREAS, the City of Des Moines owns the Property at 505 E. Grand Avenue which is legally described below; and,

WHEREAS, 505 East Grand, LLC, represented by Jake Christensen, President, has offered the City of Des Moines a purchase price of \$369,600 for the purchase of the City-owned property at 505 E. Grand Avenue to redevelop the Property for retail and commercial uses; and,

WHEREAS, the proposed purchase price reflects the fair market value of the City parcel as currently estimated by the City's Real Estate Division; and,

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

WHEREAS, on March 24, 2014 by Roll Call No. 14-0480, it was duly resolved by the City Council that the proposed conveyance of the City-owned real property be set down for hearing on April 7, 2014, at 5:00 p.m., in the City Council Chambers; and,

WHEREAS, due notice of said proposal to convey the Property was given as provided by law, setting forth the time and place for hearing on said proposal; and,

WHEREAS, all those interested in the proposed conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed conveyance of the City-owned real property, as described below, are hereby overruled and the hearing is closed.
2. There is no public need for the property at 505 E. Grand Avenue more specifically described below, and the public would not be inconvenienced by reason of the sale and conveyance such property to 505 East Grand, LLC, for \$369,600, and said conveyance is hereby approved:

Date April 7, 2014

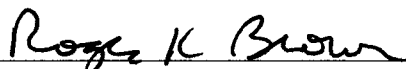
The West 20 feet of Lot 3 and all of Lots 4 and 5, Block 18, East Fort Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

3. The Mayor is authorized and directed to sign the Offer to Purchase and Special Warranty Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.
4. The City Clerk is authorized and directed to forward the original of the signed Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded upon proof of payment of the consideration.

(Council Communication No. 14- 155)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown, Assistant City Attorney

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psw

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk



Mission: to lead the preservation, support and development of the East Village Community

April 3, 2014

Mr. Matt Anderson
Assistant City Manager
Des Moines City Hall
400 Robert D. Ray Drive
Des Moines, IA 50309

Dear Mr. Anderson:

I am writing on behalf of the Historic East Village Neighborhood Association to express our support for the proposed construction of a retail/commercial building at 505 East Grand Avenue. We have discussed the project at-length with Jake Christensen, and believe the proposed property will make a very positive contribution to the economic vitality of our neighborhood. We are also comfortable Mr. Christensen is attuned to the Association’s vision for the Historic East Village and will execute this project in a manner that respects our objectives and concerns.

In voicing support for this project, we want to mention three related matters on which we look forward to productive dialogue with the City going forward:

- This project started out as a retail/residential structure and evolved into retail/commercial. In considering future projects, we ask the City to give further residential development a high priority.
- The proposed development will replace existing surface parking, and we know that involves some controversy. In this instance we believe the value added will more than offset any temporary disruption. However, we look forward to collaborating with the City on the upcoming East Village parking study, and then together shaping a strategy to ensure ample parking to support anticipated growth.
- Walkability is essential to success of our neighborhood, and in that context we want pedestrian safety issues at the intersection of East Grand and East 5th Street addressed. This project and other nearby development will no doubt increase pedestrian use of that intersection, making additional safety measures even more important.

Thank you for considering our views on this proposed development.

Sincerely,

Mark Tezak
Vice President, Historic East Village Neighborhood Association

Cc: Jake Christensen, Christensen Development
Josh Garrett, President, Historic East Village Neighborhood Association
Joe Gatto, Ward IV Council Member, Des Moines City Council