



Roll Call Number

12-1589

Agenda Item Number

47B

Date October 8, 2012

**RESOLUTION SETTING DATE OF HEARING FOR
SALE BY INSTALLMENT CONTRACT OF CITY-OWNED PROPERTY
IN THE VICINITY OF 900 MULBERRY STREET
(CENTRAL FIRE STATION NO. 1) TO DES MOINES SOCIAL CLUB**

WHEREAS, the City has determined that its Fire Department shall be moved to a new building currently under construction in the downtown and the City intends to vacate the Central Fire Station No. 1 in the vicinity of 900 Mulberry Street and upon vacation there is no known public need for the property; and

WHEREAS, the City received a redevelopment proposal for the Central Fire Station No. 1 property from Des Moines Social Club and by Roll Call No. 12-1055 of June 25, 2012, the City Council selected Des Moines Social Club as the preferred redeveloper of the property and directed the City Manager and the Legal Department to prepare a sales agreement for the conveyance and redevelopment of Central Fire Station No. 1; and

WHEREAS, a Real Estate Purchase Installment Contract – Sale of Land for Private Development (“Development Agreement”) has been prepared for the sale of the Central Fire Station No. 1 property to Des Moines Social Club for restoration and renovation of the property for the headquarters of the Des Moines Social Club, office space for non-profit entities that promote the arts and cultural activities in the community, theater, retail and restaurant uses and said Development Agreement is on file in the Office of the City Clerk; and

WHEREAS, the development of the Central Fire Station No. 1 property in accordance with the terms of the Development Agreement will preserve and create an environment which will maintain taxable values within the downtown, provide for orderly expansion of downtown Des Moines as a retail, financial, business, and cultural center of the metropolitan area, encourage and support development which will enhance and make the best possible use of cultural and other public facilities, resources and investments, provide facilities that will meet the recreational, educational and cultural needs of persons who work in and near the downtown and support the maintenance and rehabilitation of sound existing structures and the preservation of properties of architectural and historic merits; and

WHEREAS, the development of Central Fire Station No. 1 property in accordance with the terms of the Development Agreement will restore, preserve and maintain the historical and architectural significance and provide for continued use of the fire station buildings and will encourage further private investment of surrounding properties in the downtown, and will attract, retain and be a compatible positive asset to new business development; and

WHEREAS, that the purchase price of \$600,000 to be paid in three equal annual installments of \$200,000 each hereby represents the fair value of Central Fire Station No. 1 property taking into account the restrictions upon the property and the covenants, conditions and obligations assumed by Des Moines Social Club for construction of improvements and provision of continued use and maintenance of the property and improvements thereon in accordance with the terms of the Development Agreement; and



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WHEREAS, the development of the Central Fire Station No. 1 property by Des Moines Social Club pursuant to the terms of the Development Agreement, the tangible interest the City will retain through the reservation of development covenants on the property, and the fulfillment generally of the Development Agreement are in the vital and best interests of the City and the health, safety, morals and welfare of its residents.

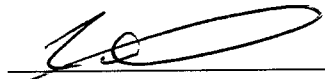
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The City of Des Moines proposes to sell the Central Fire Station No. 1 property in the vicinity of 900 Mulberry Street specifically described as follows to Des Moines Social Club in accordance with the terms of the Real Estate Purchase Installment Contract – Sale of Land for Private Development for a purchase price of \$600,000 to be paid in three equal annual installments of \$200,000 each:

All of Lots 1, 2, 3 and 4 in Block 13 of H.M. Hoxies Addition, an Official Plat, and all that part of the vacated east/west alley lying north of and adjoining said Lot 2 in Block 13 (vacated by Ordinance No. 73), all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

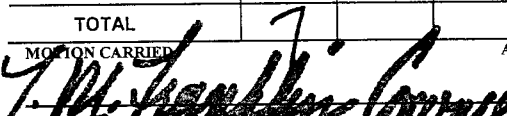
2. That the meeting of the City Council at which the sale and conveyance of such real estate is to be considered shall be on October 22, 2012, said meeting to be held at 5:00 p.m. in the Council Chambers at City Hall.
3. That the City Clerk is hereby authorized and directed to publish notice of said proposal in the form hereto attached at least four and not more 20 days prior to the hearing, all in accordance with Section 362.3 of the Iowa Code.

APPROVED AS TO FORM:


Lawrence R. McDowell
Deputy City Attorney

Moved by Hensley to adopt; refer to the City Manager to set up a meeting with the Des Moines Social Club Board of Directors prior to the hearing. (Council Communication No. 12-540)

LARRY\RC\Des Moines Social Club (Fire Station) - Set Hearing.docx

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			
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.


Diane Rauh City Clerk