



Roll Call Number

14-1100

Agenda Item Number

58

Date July 14, 2014

**CONTINUANCE OF HEARING FOR SALE OF CITY-OWNED PROPERTY
IN THE VICINITY OF SE 6TH STREET AND SHAW STREET TO
HANSEN REAL ESTATE SERVICES, INC.**

WHEREAS, Hansen Real Estate Services, Inc. is proposing development of approximately 100-120 market-rate dwelling units within multiple structures on City-owned and Des Metropolitan Wastewater Reclamation Authority (WRA)-owned real property located north of the Des Moines River, west of SE 6th Street and south of Shaw Street in downtown Des Moines; and

WHEREAS, the requested City-owned property includes a portion of the property vacated by Ordinance No. 15,285, approved on May 19, 2014 by Roll Call No. 14-0788, excluding the area thereof dedicated as parkland for relocation of Allen Park, and said property is not anticipated to be needed by the City for any other current or planned public improvements; and

WHEREAS, on May 19, 2014, by Roll Call No. 14-0759, City Council received and filed the communication from Hansen Real Estate Services, Inc. regarding the above-referenced development proposal and requested that the proposed sale of said City-owned property be referred to the City Manager to coordinate appraisal services and negotiations for the sale and redevelopment of this area, to obtain Urban Design Review Board review and WRA input; and

WHEREAS, Hansen Real Estate Services, Inc., on behalf of itself and its successor entity Eagle View Lofts LLC, has offered to the City of Des Moines the purchase price of \$3.30 per square foot for the purchase of all or a portion of City-owned property located north of the Des Moines River, west of SE 6th Street and south of Shaw Street in downtown Des Moines, which price reflects the fair market value of said property as determined by an independent appraisal; and

WHEREAS, the proposed redevelopment requires rezoning of the property, which must first be considered by the City of Des Moines Plan and Zoning Commission and this Council; 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; and

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

WHEREAS, Hansen Real Estate Services, Inc. and City staff are requesting a continuance of the public hearing until the Council meeting on July 28, 2014, to allow for additional time to complete a survey of the property prior to Council consideration of the proposed sale.

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the public hearing for the sale of all or a portion of City-owned property located north of the Des Moines River, west of SE 6th Street and south of Shaw Street in downtown Des Moines to Hansen Real Estate Services, Inc., or its successor entity Eagle View Lofts LLC, for \$3.30 per square foot, be and is hereby continued to July 28, 2014, at 5:00 p.m. in the City Council Chambers; and the City Clerk is authorized and directed to publish notice of said continued hearing in the form attached hereto in accordance with Section 362.3 of the Iowa Code.

Moved by Gatto to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
 Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED APPROVED
T. M. Franklin 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