

★ Roll Call Number

15-11694

Agenda Item Number

23

Date October 12, 2015

**SET HEARING FOR CONVEYANCE OF
MULTIPLE CITY-OWNED PROPERTIES IN THE BIRDLAND PROJECT AREA
TO GREATER DES MOINES HABITAT FOR HUMANITY FOR \$56,000**

WHEREAS, on September 20, 1993, by Roll Call No. 93-3747, the City Council approved an emergency voluntary acquisition program to purchase residential properties severely damaged by the floods of 1993; and

WHEREAS, on October 25, 1993, by Roll Call No. 93-4031, the City Council established a voluntary acquisition program for flood-damaged owner-occupied residences, including an optional relocation benefits plan, by approving the program description titles Voluntary Acquisition Program of Residences (known as VAPOR); and

WHEREAS, on July 28, 2008 by Roll Call No. 08-1376, the City Council authorized to develop, execute, and administer an agreement with Neighborhood Finance Corporation to fund a voluntary flood acquisition program; approval to proceed with acquisition of eligible flood damaged properties in the Birdland Area; and authorization to allocate funds for the Home Restoration Program to be administered by the Polk County Housing Trust Fund to rehabilitate flood damaged properties in the Birdland Area (amended and extended on September 8, 2008 by Roll Call No. 08-1625); and

WHEREAS, the aforementioned voluntary buyouts left a number of vacant City-owned lots scattered throughout the Birdland Area; and

WHEREAS, on January 12, 2015, by Roll Call No. 15-0043, the City Council approved the Birdland Area Redevelopment Plan as an element of, and amendment to, the Des Moines' 2020 Community Character Land Use Plan, and authorized staff to initiate a request for proposal process to dispose of select City-owned lot in the Birdland Project Area; and

WHEREAS, in accordance with said Council direction, the City Neighborhood Conservation Services Division of the Community Development Department distributed a Request for Proposal ("RFP") to developers certified with the City's Neighborhood Stabilization Program for the sale and redevelopment of the properties listed below; and

WHEREAS, Greater Des Moines Habitat for Humanity ("Habitat") responded to the RFP and was selected by the City staff reviewers as a recommended developer, and has offered to the City of Des Moines the purchase price of \$56,000, for fee simple interest in the properties listed below for the purpose of redevelopment, which said price reflects the fair market land value of the properties as determined by the City's Real Estate Division; and



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WHEREAS, if approved, the proposed conveyance by the City to Habitat will be governed by and subject to approval of an acquisition agreement between Habitat and the City of Des Moines, which agreement will be submitted to City Council for consideration concurrently with the public hearings on the sale; and

WHEREAS, there is no known current or future public need or benefit for the Properties to be sold, and the City will not be inconvenienced by the sale of the properties listed below, subject to the terms and conditions set forth herein.

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

1. The City of Des Moines, Iowa proposes to convey the real properties locally known as 206 Holcomb Avenue, 304 Watson Avenue, 306 Watson Avenue, District Parcel: 070/04520-001-000 Geo Parcel: 7924-26-379-008 (referred to as 311 Watson Avenue), 314 Watson Avenue, 317 Watson Avenue, 318 Watson Avenue, 400 Watson Avenue, and 407 Watson Avenue, and legally described as follows, to Greater Des Moines Habitat for Humanity for \$56,000 and subject to the terms and conditions set forth in the acquisition agreement and Offer to Purchase:

206 Holcomb Avenue: Lots 4, 5 and 6, Block 1, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

304 Watson Avenue: Lots 47 and 48, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

306 Watson Avenue: The west ½ of Lot 45 and Lot 46, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

District Parcel: 070/04520-001-000 Geo Parcel: 7924-26-379-008 (referred to as 311 Watson Avenue): Lots 20 and 21, Block 5, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

314 Watson Avenue: Lots 42 and 43, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

317 Watson Avenue: Lots 22, 23 and 24, Block 5, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

318 Watson Avenue: Lots 40 and 41, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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400 Watson Avenue: Lots 38 and 39, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

407 Watson Avenue: Lots 26, 27 and 28, Block 5, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. A public hearing will be held on October 26, 2015 at 5:00 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.
3. The City Clerk is hereby authorized and directed to publish notice of the proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.
4. Non-project related proceeds are used to support general operating budget expenses: Org – EG064090.

(Council Comm. No. 15.548)

Moved by Hensley 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			

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 7 APPROVED
T. M. Franklin Mayor

Diane Rauh City Clerk