



Roll Call Number

16-0799

Agenda Item Number

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Date May 9, 2016

HOLD HEARING FOR VACATION AND CONVEYANCE OF THE NORTH/SOUTH ALLEY RIGHT-OF-WAY LOCATED NORTH OF CROCKER STREET BETWEEN 8TH STREET AND 9TH STREET TO HRC 8th STREET, LLC FOR \$31,350.00

WHEREAS, on April 25, 2016, by Roll Call No. 16-0676, the City Council of the City of Des Moines, Iowa, received a recommendation from the City Plan and Zoning Commission recommending approval of a request for the vacation of a dead-end segment of north/south alley right-of-way located west of and adjoining 900 and 922 8th Street, subject to the reservation of easements for all existing utilities in place until such time as they are abandoned or relocated; and

WHEREAS, HRC 8th Street, LLC is currently under contract to purchase 900 8th Street and 922 8th Street, and has offered to the City of Des Moines, Iowa ("City") the purchase price of \$31,350.00 for the purchase of the portion of the alley right-of-way lying west of and adjoining 900 8th Street and 922 8th Street for incorporation into the adjoining commercial property to allow for redevelopment, which price reflects the fair market value of said portion of alley right-of-way as currently estimated by the City's Real Estate Division; and

WHEREAS, said conveyance is contingent upon HRC 8th Street, LLC or its affiliate obtaining title to both 900 8th Street and 922 8th Street; and

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

WHEREAS, on April 25, 2016, by Roll Call No. 16-0675, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed vacation and conveyance of the City alley right-of-way be set for hearing on May 9, 2016, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of said proposal to vacate and convey the City alley right-of-way was given as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with City Council direction, those interested in the proposed vacation and 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 vacation and conveyance of the north/south alley right-of-way located west of and adjoining 900 and 922 8th Street, as described herein, are hereby overruled and the hearing is closed.
2. There is no public need or benefit for the alley right-of-way proposed to be vacated, and the public would not be inconvenienced by reason of the vacation of the north/south alley right-of-way located



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west of and adjoining 900 and 922 8th Street, legally described as follows, and said vacation is hereby approved:

-EXCEPT THE NORTH 33.5 FEET-, ALL OF THE NORTH/SOUTH 16 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF BLOCK P IN HOLCOMB'S ADDITION TO FORT DES MOINES, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 3688 SQUARE FEET.

3. The proposed sale of such vacated right-of-way, as legally described below and to the grantees and for the consideration identified below, subject to reservation of easements therein, and said conveyance is hereby approved:

To: HRC 8th Street, LLC
For: \$31,350.00

-EXCEPT THE NORTH 33.5 FEET-, ALL OF THE VACATED NORTH/SOUTH 16 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF BLOCK P IN HOLCOMB'S ADDITION TO FORT DES MOINES, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 3688 SQUARE FEET.

4. The Mayor is authorized and directed to sign the Offer to Purchase and Quit Claim Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.

5. Upon proof of payment of the consideration, plus \$113.00 for publication and recording costs, the City Clerk is authorized and directed to forward the original of the Quit Claim 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.

6. The Real Estate Division Manager is authorized and directed to forward the original of the Quit Claim Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.

7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Quit Claim Deed and a copy of the other documents to the grantee.

8. Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090.



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(Council Communication No. 16-241)

Moved by Hensley to adopt.

APPROVED AS TO FORM:

Lisa A. Wieland, Assistant City Attorney

psw

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
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