

★ Roll Call Number

180225

Agenda Item Number

45

Date February 5, 2018

**HOLD HEARING FOR CONVEYANCE OF VACATED NORTH/SOUTH ALLEY  
RIGHT-OF-WAY LOCATED WEST OF AND ADJOINING 1540 AND 1544 DE WOLF  
STREET TO NFC PROPERTIES, LLC FOR \$100.00**

**WHEREAS**, on August 3, 1981, the City Council of the City of Des Moines, Iowa, ("City") approved Ordinance No. 9,985 vacating all of the north/south alley right-of-way in the block bounded by East 18<sup>th</sup> Street, De Wolf Street, Cleveland Avenue and Washington Avenue, with a portion of said vacated alley right-of-way lying west of and adjoining 1540 and 1544 De Wolf Street ("Property"), more particularly described below; and

**WHEREAS**, NFC Properties, LLC, owner of 1540 and 1544 De Wolf Street, has offered to the City of Des Moines, Iowa, the purchase price of \$100.00 for the purchase of said Property for incorporation into the adjoining residential property, which price reflects the fair market value of said Property as determined by the City's Real Estate Division; and

**WHEREAS**, the City has no known current or anticipated public need for the Property proposed to be sold and the City will not be inconvenienced by the sale of said Property; and

**WHEREAS**, on January 22, 2018, by Roll Call No. 18-0111, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed conveyance of the Property be set down for hearing on February 5, 2018, 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**, in accordance with City Council direction, 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:

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed conveyance, as described below, are hereby overruled and the hearing is closed.
2. There is no public need or benefit for the portion of the vacated north/south alley right-of-way proposed to be conveyed, and the public would not be inconvenienced by reason of the conveyance of the portion of vacated alley right-of-way lying west of and adjoining 1540 and 1544 De Wolf Street, as legally described, to the grantee, and for the consideration identified below, and said conveyance be and is hereby approved, subject to a reservation of easements therein:

Grantee: NFC Properties, LLC



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Consideration: \$100.00

Legal Description: ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF AND ADJOINING LOTS 1 AND 2, BLOCK 2, DEWOLF'S ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 959 SQUARE FEET.

(VACATED BY ORDINANCE NO. 9985, PASSED AUGUST 3, 1981).

3. The Mayor is authorized and directed to sign the Offer to Purchase and Quit Claim Deed for the conveyance as identified above, and the Deputy City Clerk is authorized and directed to attest to the Mayor's signature.
4. 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 document to be recorded.
5. 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 the document to be recorded.
6. Upon receipt of the recorded document back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Quit Claim Deed and copies of the other documents to the grantee.
7. Non-project related land sale proceeds are used to support general operating budget expenses:  
Org – EG064090.



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(Council Communication No. 18- 059 )

Moved by Westergaard to adopt.

APPROVED AS TO FORM:

[Signature of Lisa A. Wieland]

Lisa A. Wieland, Assistant City Attorney

PSW

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED APPROVED

[Signature of 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.

[Signature of Diane Rauh] City Clerk