



Roll Call Number

22-0723

Agenda Item Number

49

Date May 9, 2022

HOLD HEARING FOR APPROVAL OF DOCUMENTS FOR CONVEYANCE OF EXCESS CITY-OWNED PROPERTY LOCALLY KNOWN AS 2123, 2127, 2207 AND 2211 SOUTHWEST 23RD STREET TO GROBEN WINE L.L.C. D/B/A JASPER WINERY FOR \$133,600.00

WHEREAS, the City of Des Moines, Iowa, (“City”) is the owner of certain excess real estate locally known as 2123, 2127, 2207 and 2211 Southwest 23rd Street, Des Moines, Iowa, (hereinafter “Property”), more particularly described below; and

WHEREAS, Groben Wine, L.L.C. d/b/a Jasper Winery, owner of 2400 George Flag Parkway, which property is located across Southwest 23rd Street from the subject Property, has offered to the City of Des Moines, Iowa, the purchase price of \$133,600.00 for the purchase of the Property in order to redevelop said Property to enhance its adjoining commercial winery business property, subject to a reservation of easements therein, which price reflects the fair market value of said Property as determined by the City’s Real Estate Division; and

WHEREAS, closing on the sale of the Property shall occur on or about March 1, 2023 after the expiration of a lease agreement on the Property, unless a different time is set by mutual agreement of the parties; 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 April 18, 2022, by Roll Call No. 22-0600, 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 May 9, 2022, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of said proposal to convey the Property was given to all necessary parties 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 excess City property proposed to be conveyed, and the public would not be inconvenienced by reason of the conveyance of certain City of Des Moines real estate



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locally known as 2123, 2127, 2207 and 2211 Southwest 23rd Street, Des Moines, Iowa, as legally described, to the grantees, and for the consideration identified below, subject to a reservation of easements therein:

Grantee: Groben Wine, L.L.C. d/b/a Jasper Winery

Consideration: \$133,600.00

Legal Description: Lots 143, 144, 145, 146 and 147 Valley Gardens, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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 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 documents 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 documents to be recorded.
6. 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 copies of the other documents to the grantee.
7. Proceeds from this land sale will be deposited to the Economic Development Enterprise Fund, CM025033.



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(Council Communication No. 22-197)

Moved by Gatto to adopt. Second by Boesen

APPROVED AS TO FORM:

/s/ Lisa A. Wieland

Lisa A. Wieland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED	APPROVED			

John Fubelli

MAYOR PRO TEM

CERTIFICATE

I, P. KAY CMELIK, 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.

P. Kay Cmelik City Clerk