

★ Roll Call Number

25-0353

Agenda Item Number

21

Date March 10, 2025

**SET HEARING FOR APPROVAL OF DOCUMENTS FOR CONVEYANCE OF EXCESS CITY PROPERTY LOCATED AT 515 SE 6<sup>TH</sup> STREET AND VACATED NORTH/SOUTH ALLEY RIGHT-OF WAY ADJOINING 515 SE 6<sup>TH</sup> STREET TO 509 SE 6TH, LLC FOR \$189,000.00**

**WHEREAS**, the City of Des Moines, Iowa (“City”) is the owner of certain excess real estate locally known as 515 SE 6<sup>th</sup> Street, Des Moines, Iowa, and vacated north/south alley right-of-way adjoining 515 SE 6<sup>th</sup> Street, vacated by Ordinance No. 11,762 on January 6, 1992 (hereinafter collectively “Property”) more particularly described below; and

**WHEREAS**, 509 SE 6th, LLC, owner of 509 SE 6<sup>th</sup> Street, Des Moines, Iowa has offered to the City, the purchase price of \$189,000.00 for the purchase of said Property for assemblage with 509 SE 6<sup>th</sup> Street for development of a housing project, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which will be included in the Quit Claim Deed from City to Buyer, and further subject to the Buyer securing low-income housing tax credits, and closing on the conveyance only to occur in accordance with the City of Des Moines review and approval of a Site Plan for redevelopment on file with the Development Services Department, which price reflects the fair market value of the City Property as determined by an independent appraisal; and

**WHEREAS**, there is no known current or future public need or benefit for the Property proposed to be sold and the City will not be inconvenienced by the sale of said Property.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Council of the City of Des Moines, Iowa, proposes to sell certain City of Des Moines real estate located at 515 SE 6<sup>th</sup> Street and vacated north/south alley right-of-way adjoining 515 SE 6<sup>th</sup> Street, Des Moines, Iowa, as legally described, to the grantee, and for the consideration identified below, subject to a reservation of easements therein and further subject to the Buyer securing low-income housing tax credits, and closing on the conveyance only to occur in accordance with the City of Des Moines review and approval of a Site Plan for redevelopment on file with the Development Services Department:

Grantee: 509 SE 6th, LLC  
Consideration: \$189,000.00  
Legal Description:

LOT 3, AND ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING EAST OF AND ADJOINING SAID LOT 3, ALL IN BLOCK 47, TOWN OF DE MOINE, OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE

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CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 9,408 SQUARE FEET.

- 2. A public hearing shall be held on March 24, 2025, 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. Persons interested in the proposal will be given the opportunity to express their views at that hearing.
3. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.
4. Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090.

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Grant Hyland
Grant Hyland, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

MOTION CARRIED APPROVED
Connie Boesen Mayor

CERTIFICATE

I, Laura Baumgartner, 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.

Laura Baumgartner City Clerk