

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM 38

CITY COUNCIL COMMUNICATION 97-034
JANUARY 20, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
APPROVAL OF STRUCTURE REMOVAL CONTRACT AMENDMENT— 2506 LITTELL AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER

SYNOPSIS —

On November 18, 1996, the Des Moines City Council, by Roll Call No. 96-3820, authorized the execution of the Structure Removal Contract for 2506 Littell. This action will make a necessary amendment to the contract.

FISCAL IMPACT —

Proceeds from the sale are required to be used to offset expenses in the Airport Expansion Project, Fund Code 319566.

RECOMMENDATION —

Approval and execution of necessary Structure Removal Contract Amendment.

BACKGROUND —

On October 3, 1995, by Resolution No. A95-212, the Airport Board approved the Fair Market Value and acquisition of the property located at 2506 Littell Avenue on a voluntary basis. The property was acquired for future Airport expansion in accordance with the Airport Master Plan.

On November 12, 1996, by Resolution No. A96-301, the Airport Board approved the sale of 2506 Littell Avenue and authorized the Engineering Department to execute a Structure Removal Contract. Recent Federal Regulations regarding Lead-Based Paint Disclosures for the sale of residential properties require that the Seller include a Disclosure Statement with the Sales Contract. Therefore, it is recommended that an Amendment be executed for inclusion of the Disclosure Statement in the Structure Removal Contract.

In addition, the Engineering Department has received a written request from the Purchaser for an extension of time to complete the removal of the structure until February 15, 1997, and a further request to purchase the metal building and chain link fence at the site for \$50. The Engineering Department has reviewed the request for extension of time and recommends granting the extension. In addition, they have reviewed the negotiated purchase price for the metal shed and chain link fence and find that it is comparable to other similar purchases negotiated on other Airport properties.