


## COUNCIL COMMUNICATION

	Number:	<b>20-082</b>	Meeting:	<b>February 24, 2020</b>
	Agenda Item:	<b>47</b>	Roll Call:	<b>20-0365</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hold hearing for approval of documents for conveyance of excess City-owned property located east of, south of, and adjoining 2400 George Flagg Parkway to Groben Wine, L.L.C., d/b/a Jasper Winery for \$53,300.

### SYNOPSIS:

Recommend approval of conveyance of excess City-owned property located east of, south of, and adjoining 2400 George Flagg Parkway to Jasper Winery (Jean Groben, Manager, 2400 George Flagg Parkway, Des Moines, Iowa 50321), for \$53,300, subject to the reservation of easements for utilities in place, and further subject to a no-build easement, which easements will be included in the Quit Claim Deed from City to the buyer.

The sale of this excess City-owned property will allow Jasper Winery to assemble it with their existing winery and tasting room business, thereby aiding in the future growth of their business. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There are no current, or anticipated, public needs for this property, and this conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls.

### FISCAL IMPACT:

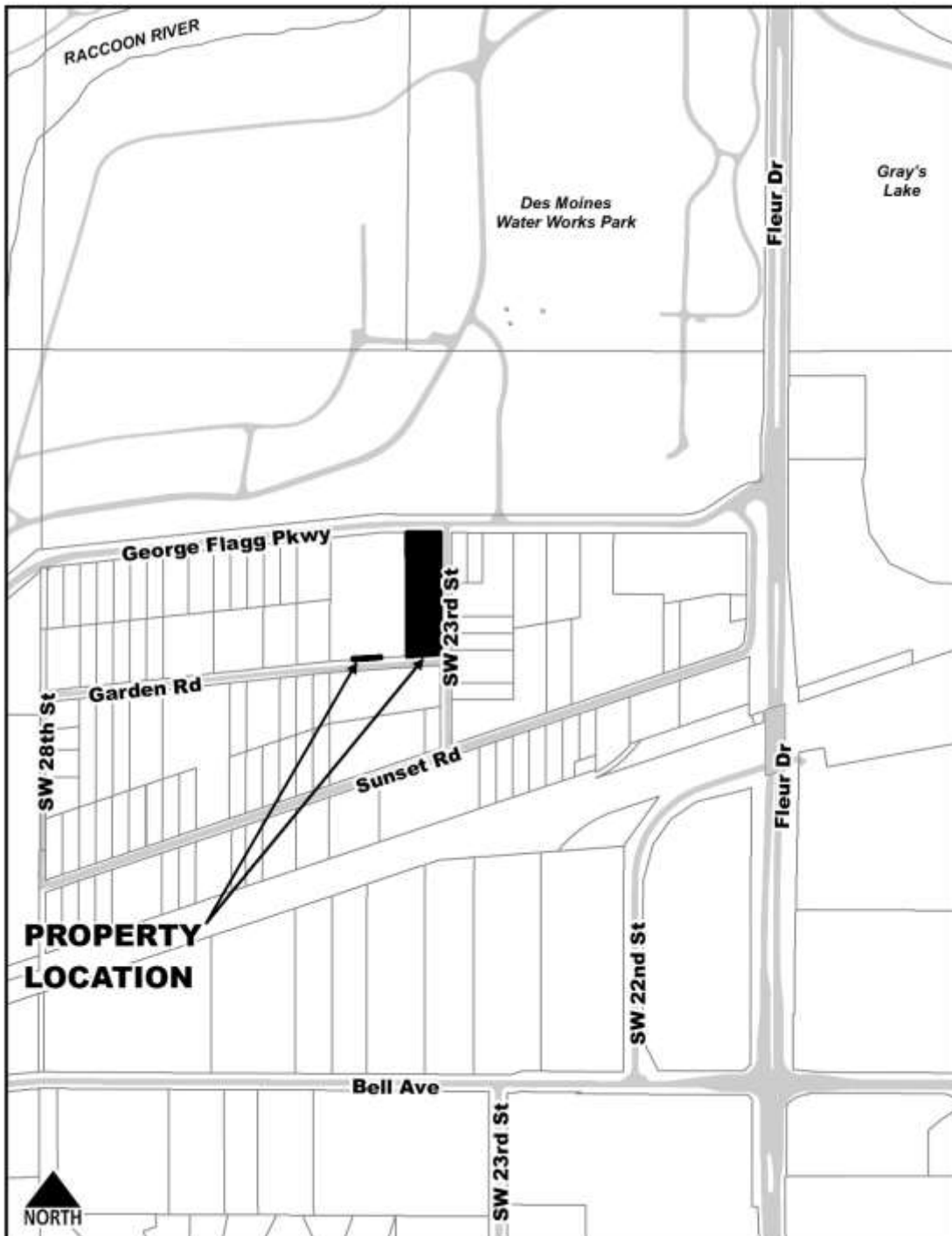
Amount: \$53,300

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

### ADDITIONAL INFORMATION:

- Jasper Winery has been in business since 2003, starting in Newton, Iowa and subsequently relocating to their current site at 2400 George Flagg Parkway in 2007. The company produces world-class wines using Iowa-grown grapes. The company hosts weddings and special events at the tasting room and on the adjoining grounds.
- Jasper Winery has been leasing the City's property since 2009, which allowed them the opportunity to clean up and beautify the area surrounding the winery as well as expand their outdoor event offerings.

- The property to be conveyed was previously encumbered with FEMA flood buyout conditions and restrictions, which prohibited any sale of the property; however, those restrictions were released by FEMA in April 2017 and the property can now be sold.
- The total area of the property to be conveyed is 53,300 square feet. The purchase price of \$53,300 is equal to the restricted-use fair market value of the property, as determined by the City's Real Estate Division.



**PREVIOUS COUNCIL ACTION(S):**

Date: February 10, 2020

Roll Call Number: [20-0228](#)

Action: [On](#) conveyance of excess City-owned property located east of and south of and adjoining 2400 George Flagg Parkway to Groben Wine, LLC d/b/a Jasper Winery for \$53,300, (2-24- 20). Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).