


## COUNCIL COMMUNICATION

	Number:	<b>21-447</b>	Meeting:	<b>October 18, 2021</b>
	Agenda Item:	<b>42</b>	Roll Call:	<b>21-1579</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer and Benjamin R. Page, Parks and Recreation Director</b>		

### AGENDA HEADING:

Hold hearing for approval of documents for vacation of a portion of Cohen Park located north of and adjoining 1106 Scott Avenue and approval of a land exchange agreement with Des Moines Climate Controlled Self Storage, LLC (DMCCSS).

### SYNOPSIS:

Recommend approval of vacation of a portion of Cohen Park located north of and adjoining 1106 Scott Avenue and approval of a land exchange agreement with DMCCSS (Mark Bockenstedt, Owner, 1003 NW Ridge Road, Ankeny, Iowa 50023), subject to the reservation of an easement upon the City's parcel for the continued use and maintenance of any existing utilities now in place, and all terms and conditions of the land exchange agreement.

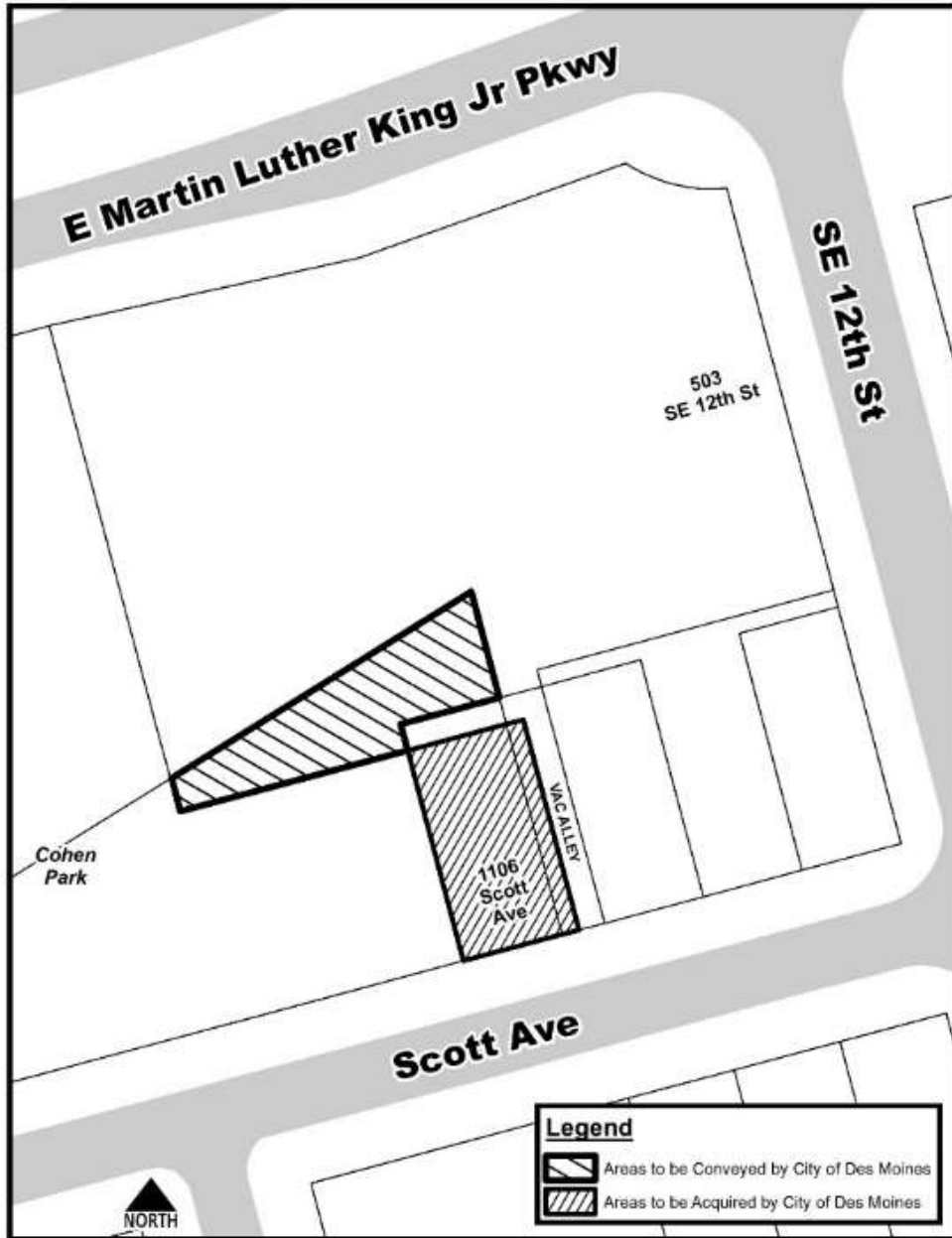
This equal land exchange will add programmable square footage and a more regular greenspace boundary to Cohen Park providing the City with additional land for expansion of Cohen Park to incorporate programming, use, and potential future park amenities. This action is required by Iowa law prior to making a final determination on the land exchange by resolution. The portion of Cohen Park to be vacated and conveyed will have no impact on the current or future use of the park.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- The DMCCSS property at 1106 Scott Avenue shares its western boundary with Cohen Park. A portion of Cohen Park is also joined on two (2) sides by excess City property locally known as 503 Southeast 12th Street.
- DMCCSS has negotiated a purchase and development agreement with the City for the purchase and redevelopment of 503 Southeast 12th Street. DMCCSS has further offered to exchange 1106 Scott Avenue and a portion of adjoining vacated alley also owned by DMCCSS for an irregular shaped portion of Cohen Park that adjoins 503 Southeast 12th Street on two (2) sides. This exchange of land will help facilitate the redevelopment of 503 Southeast 12th Street while creating more useable space within Cohen Park to accommodate future park amenities.
- The parcels of land to be exchanged are equal in value, as determined by the City's Real Estate Division, and there will be no proceeds as part of this transaction.

- The Parks and Recreation Department and Real Estate Division of the Engineering Department recommend approval of this this equal land exchange resulting in more regular site boundary.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 4, 2021

Roll Call Number: [21-1469](#)

Action: On vacation of a portion of Cohen Park located north of and adjoining 1106 Scott Avenue and approval of a land exchange agreement with Des Moines Climate Controlled Self Storage, LLC, (10-18-21). Moved by Gatto to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- City Council – resolution closing hearing on the sale of land and approving Urban Renewal Development Agreement with DMCCSS to purchase and develop City-owned property addressed as 503 Southeast 12th Street in the Metro Center Urban Renewal Area and accepting the conceptual development plan for the project.
- City Council – approval and acceptance of Conceptual Development Plan, and Certificate of Completion upon finishing each phase of project construction.

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).