


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-197</b>	Meeting:	<b>May 9, 2022</b>
	Agenda Item:	<b>49</b>	Roll Call:	<b>22-0723</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 locally known as 2123, 2127, 2207 and 2211 SW 23rd Street to Groben Wine L.L.C., d/b/a Jasper Winery for \$133,600.

### SYNOPSIS:

Recommend approval of the sale of the excess City property located at 2123 – 2211 SW 23rd Street to Groben Wine L.L.C., d/b/a Jasper Winery for \$133,600, subject to the reservation of easements for utilities in place, which easement will be included in the Quit Claim Deed from the City to the buyer.

The sale of this excess City-owned property will allow Jasper Winery to redevelop it with event space that will complement their adjacent existing winery and tasting room business located at 2400 George Flagg Parkway. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need 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:

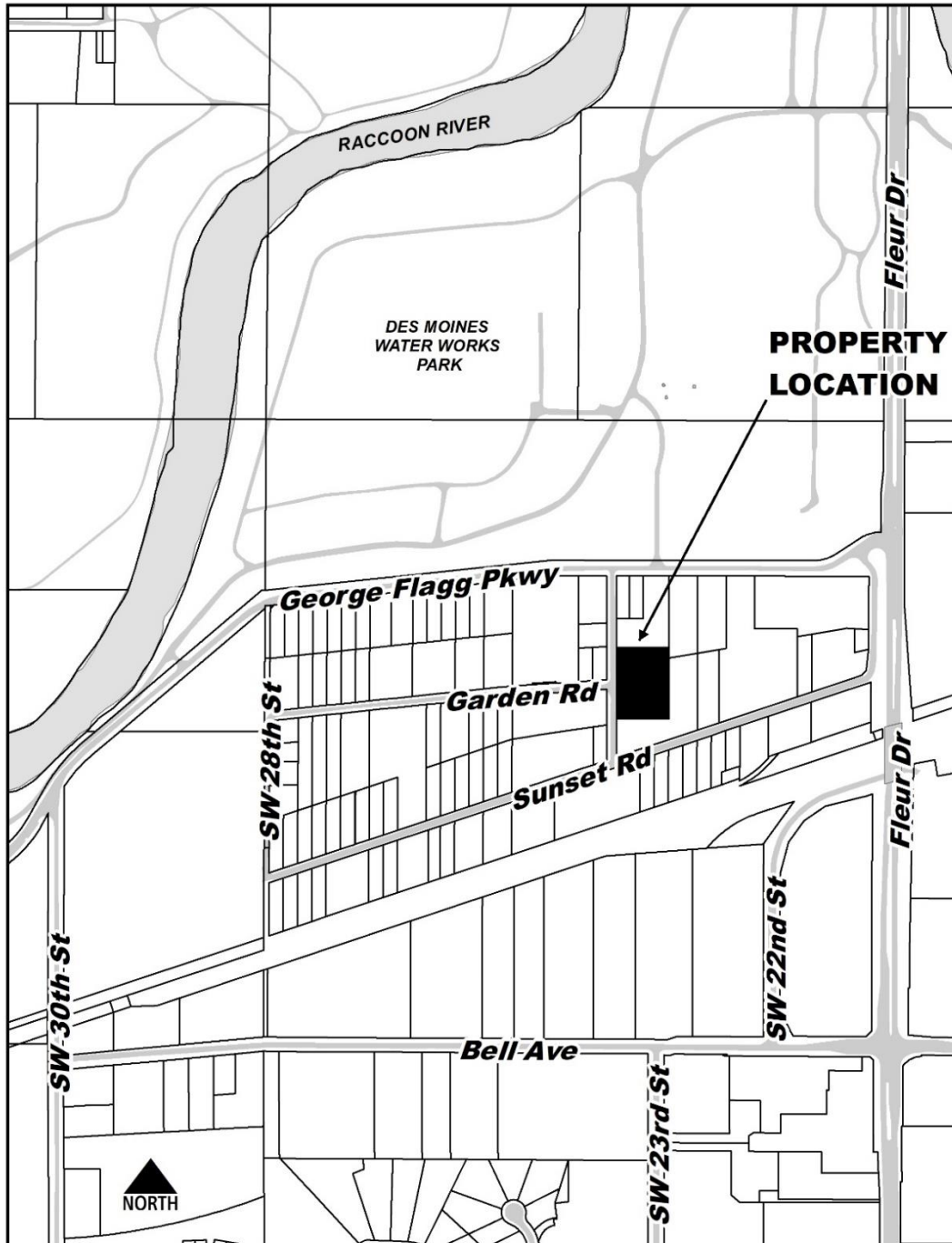
Amount: \$133,600 (Revenue)

Funding Source: Proceeds from this land sale will be deposited into Engineering Property Management: EG064090/496010. FY 2023 Adopted Operating Budget page 63.

### ADDITIONAL INFORMATION:

- Jasper Winery has been in business since 2003, starting in Newton, Iowa and 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 ground and wishes to be able to expand this part of their business.
- The sale of property is subject to an existing garden lease, which lease is set to terminate on March 1, 2023. Closing on the sale of the land shall occur after the date of lease termination unless a different time is set by mutual agreement of the parties.

- The property to be conveyed was previously encumbered with FEMA flood buyout conditions and restrictions, which prohibited any sale of the property, but those restrictions were released by FEMA in April 2017 and the property can now be sold. Following the sale of the property, any future improvements constructed on the land will not be eligible for future federal disaster assistance.
- The property to be conveyed consists of 66,784 square feet and the purchase price of \$133,600 is equal to the estimated fair market value of the property, as determined by the City's Real Estate Division.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 18, 2022

Roll Call Number: [22-0600](#)

Action: [On](#) conveyance of excess City-owned property locally known as 2123, 2127, 2207 and 2211 SW 23rd Street to Groben Wine LLC d/b/a Jasper Winery for \$133,600, (5-9-22). Moved by Gatto to adopt. Second by Boesen. 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).