

Date February 14, 2011

HOLD HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 1416 22ND STREET, 1420 22ND STREET AND 1315 HARRISON AVENUE TO GREATER DES MOINES HABITAT FOR HUMANITY, INC. FOR \$16,500 FOR THE FOREST AVENUE URBAN RENEWAL PROJECT

WHEREAS, on October 24, 2005, by Roll Call No. 05-2584, the City Council of the City of Des Moines adopted the Forest Avenue Urban Renewal Plan, and on September 11, 2006, by Roll Call No. 06-1810, the City Council of the City of Des Moines adopted the Amended Forest Avenue Urban Renewal Plan; and

WHEREAS, the City Council of the City of Des Moines established fair market value and the City subsequently acquired the properties located at 1416 22nd Street, 1420 22nd Street and 1315 Harrison Avenue for the Forest Avenue Urban Renewal Project; and

WHEREAS, the City's Community Development staff sent notice requesting competitive letters of interest from developers for the sites located at 1416 22nd Street, 1420 22nd Street, and 1315 Harrison Avenue for development of residential infill housing; and

WHEREAS, the Community Development Department staff has selected Greater Des Moines Habitat for Humanity, Inc. as the developer for the proposed housing project, and Greater Des Moines Habitat for Humanity, Inc. has offered to the City of Des Moines the purchase price of \$16,500 for the purchase of such City-owned properties, more specifically described below, which price reflects the fair market value of the property as currently estimated by the City's Real Estate Division; and

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

WHEREAS, on, January 24, 2011, by Roll Call No. 11-0098, it was duly resolved by the City Council that the proposed conveyance of real property at 1416 22nd Street, 1420 22nd Street, and 1315 Harrison Avenue, be set down for hearing on February 14, 2011, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of said proposal to convey this public real property was given as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with City Council direction, those interested in this proposed conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and statements of interested persons, the objections to the proposed conveyance of these properties as described below are hereby overruled and the hearing is closed.
2. There is no public need for the property and the public would not be inconvenienced by reason of the conveyance of the property locally known as 1416 22nd Street, 1420 22nd Street and 1315 Harrison Avenue and legally described below:

Date February 14, 2011

Lots 7 and 8 in Block 2 Marquardt Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa
and
Lot 21 in Block 1 Layman's 1st Addition to North Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa

3. That the sale and conveyance of such property to Greater Des Moines Habitat for Humanity, Inc. for \$16,500, together with payment by such grantee of the estimated publication and recording costs for this transaction, be and is hereby approved.
4. The Mayor is authorized and directed to sign the Quit Claim Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.
5. The City Clerk is authorized and directed to forward the original of this Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.
6. The Real Estate Division Manager is authorized and directed to execute an extension of the closing date on behalf of the City if needed, and to forward the original of the Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.
7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Deed and copies of the other documents to the grantee.
8. The proceeds from the sale of this property will be deposited as follows: 2010/11 Operating Budget, Special Revenue Funds, Page 70, \$11,000 CDBG2004034, SP020, Forest Avenue Redevelopment and \$5,500 CDD100400, SP060, LIHTC-Low Inc Hsg Tax Credit.

(Council Communication No. 11-084)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, 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.

City Clerk