

Date December 9, 2013

SET HEARING FOR THE CONVEYANCE BY INSTALLMENT CONTRACT OF CITY-OWNED PROPERTY AT 1704 SOUTH UNION STREET TO NEIGHBORHOOD DEVELOPMENT CORPORATION (NDC) FOR \$145,560

WHEREAS, the City of Des Moines owns excess real property located at South Union Street and Granger Avenue locally known as 1704 South Union Street, and legally described below; and

WHEREAS, Neighborhood Development Corporation (NDC) has offered to the City of Des Moines the purchase price of \$145,560 for the purchase of the City parcel to be used for redevelopment in accordance with the permitted zoning regulations for the property, which purchase price reflects the fair market value of the City parcel as currently estimated by the City's Real Estate Division; and

WHEREAS, NDC and City staff have negotiated the terms of a real estate purchase installment contract, as on file in the office of the City Clerk, for the proposed conveyance in which the purchase price would be paid over a three-year period with a down payment of \$50,000 due prior to NDC's possession of the property, and two additional payments of \$50,000 and \$45,560 each, and which contract is subject to reservation of permanent easement for utilities and compliance by NDC with any zoning and site plan requirements, as a covenant upon the City parcel; and

WHEREAS, there is no known current or future public need for the excess City-owned real property proposed to be sold, and the City will not be inconvenienced by the sale and conveyance of the City parcel.

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

1. That the City of Des Moines proposes to sell excess City-owned real property located at South Union Street and Granger Avenue, locally known as 1704 South Union Street, as legally described below, to Neighborhood Development Corporation for \$145,560, pursuant to an installment contract:

ALL OF LOTS 7 AND 8 IN BLOCK 10; AND

THE NORTH 50 FEET OF LOT 6 IN BLOCK 10; AND

EXCEPT THE SOUTH 82 FEET, ALL THAT PART OF THE 16.5 FOOT VACATED NORTH/SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 5, 6, 7, AND 8 IN BLOCK 10 (VACATED BY ORDINANCE 14,365); AND

ALL OF PARCEL 'A' IN LOTS 1, 2, 3, AND 4 IN BLOCK 10, SAID PARCEL 'A' RECORDED IN BOOK 10252 PAGE 873 IN THE RECORDER'S OFFICE OF POLK COUNTY, IOWA,

ALL IN VAN'S ADDITION TO SOUTH DES MOINES, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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2. That a public hearing will be held on December 23, 2013, at 5:00 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.

3. That the City Clerk is hereby authorized and directed to publish notice of said proposal in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

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

Moved by Hensley to adopt.

APPROVED AS TO FORM:

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

psw

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
VOSS	✓			
MOORE	✓			
TOTAL	7			
MOTION CARRIED		APPROVED		

T. M. Franklin 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.

Diane Rauh City Clerk