



Roll Call Number

23-1247

Agenda Item Number

23

Date September 11, 2023

SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY TO R.M. MADDEN CONSTRUCTION, INC. FOR REHABILITATION OF HOUSING

WHEREAS, on July 15, 2019, by Roll Call No. 19-1087, the City Council approved acquisition of necessary property interests for the Hamilton Drain East System Storm Sewer Improvements Phase 1 and 2 Project and the property locally known as 4130 Columbia Street, Des Moines, Iowa ("Property") was identified and acquired as a property necessary for the project; and

WHEREAS, the City Engineering Department completed work on the property, has placed a permanent easement related to the storm sewer improvements, and has identified the remainder of the property to be a buildable lot; and

WHEREAS, Neighborhood Services administered a request for proposals process to identify qualified redevelopment partners to take ownership and redevelop 4130 Columbia Street in which R.M. Madden Construction, Inc. was the highest scored responsible applicant; and

WHEREAS, if approved, the proposed conveyance by the City to R.M. Madden Construction, Inc. will be governed by and subject to approval of a development agreement between R.M. Madden Construction, Inc. and the City of Des Moines, which agreement will be submitted to City Council for consideration concurrently with the public hearing on the sale; and

WHEREAS, deed restrictions, a permanent easement and compliance with the conditions of the development agreement will be included in the deed conveying the Property to R.M. Madden Construction, Inc.; 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.

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

- 1. Following and subject to completion of the public hearing, the City of Des Moines, Iowa proposes to convey real property locally known as 4130 Columbia Street, Des Moines, Iowa, legally described below, to R.M. Madden Construction, Inc. in exchange for \$25,000.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

LOT 5 IN BLOCK 4 IN OFFICIAL PLAT OF NORTHEAST QUARTER (NE ¼) OF SOUTHWEST QUARTER (SW ¼) OF SECTION 23-79-24 (EXCEPT THE EAST 830.4 FEET OF SOUTH ½ THEREOF), NOW IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA;



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AND

THE EAST 1/2 OF VACATED LOT B, BLOCK 4, OF THE OFFICIAL PLAT OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. EXCEPT THE EAST 830.4 FEET OF THE SOUTH 1/2, LYING WEST OF AND ADJOINING LOT 5 OF SAID BLOCK 4, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

- 2. A public hearing shall be held on October 2, 2023, at 5:00 p.m. at City Hall, in the Council Chambers, 400 Robert D. Ray Drive, 2nd Floor, Des Moines, IA 50309. 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. The City Clerk is authorized and directed to publish notice of the proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

Moved by Gatto to adopt.

Second by Boesen

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

J. M. Frankin Cownie Mayor

Laura Baumgartner City Clerk