

~~ITEM # 33  
DATE: 11-25-14~~

**COUNCIL ACTION FORM**

**SUBJECT: REQUESTED PURCHASE OF ALLEY BETWEEN 11<sup>TH</sup> STREET AND 12<sup>TH</sup> STREET – GRAND AVENUE TO THE ALLEY EAST OF GRAND AVENUE**

**BACKGROUND:**

On July 8, 2014 City Council referred a request from the property owner at 620 - 12<sup>th</sup> Street regarding the possible purchase of the alley behind the property. That area is shown in Attachment A.

After reviewing documents regarding the existing alley, staff determined that the alley was vacated on April 14, 1992 by Ordinance 3166. The north half (8') of the western 100' and the alley was quit claim deeded to the property owner of 1118 Grand Avenue, while the south half (8') of the western 100' was quit claim deeded to the property owner at 1112 Grand Avenue. The south 8' of the alley was sold to the property at 621 - 11<sup>th</sup> Street, but staff was unable to find the official record other than the Story County Assessor's website. These areas, as well as the total areas being considered for sale, are also shown in Attachment A. It should be noted that the property at 620 - 12<sup>th</sup> Street would not be able to purchase their piece unless either they or the property owner(s) of 1112 and or 1118 purchase the pieces adjacent to 1112 and 1118 Grand, as this would create an island parcel of City land.

In accordance with City Policy, Staff performed a valuation of the requested area as well as the adjacent areas within the alley. These valuations were then sent to all adjacent property owners along with an inquiry as to the property owners' interest in purchasing the alley portions immediately adjacent to their property. **To date, all property owners are interested in the purchase of their respective portions of the alley.** These areas and the property valuations are shown in Attachment B. All existing easements will remain in place.

**ALTERNATIVES:**

1. Initiate the process for the sale and conveyance of these parcels, set December 9, 2014 as the date of public hearing, and direct the City Clerk to publish notice of these proposed sales as follows:
  - Piece A to Jessica Jane in the amount of \$1,339.20;
  - Piece B to Catherine and William Byrd in the amount of \$1,339.20;

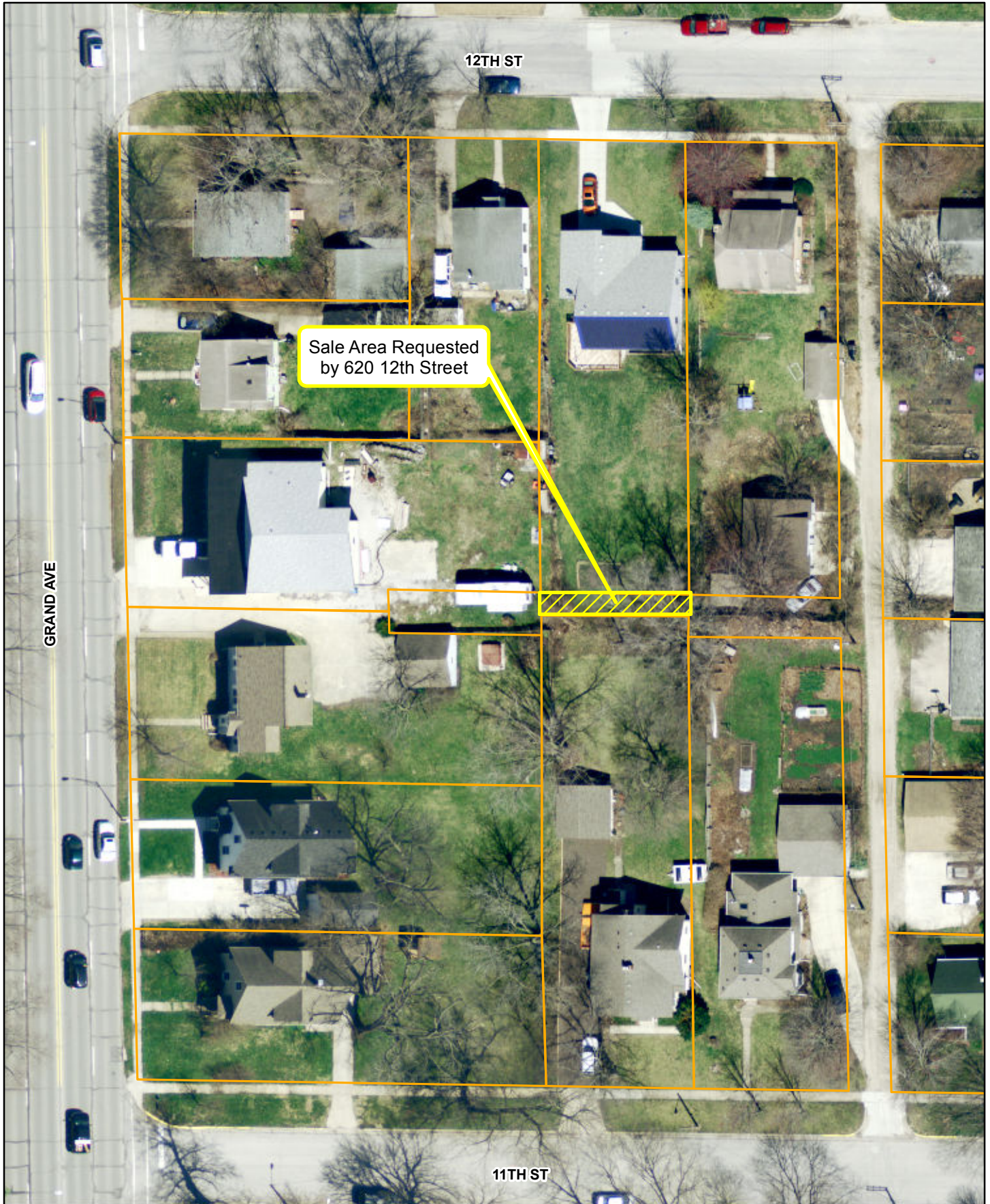
- Piece C to Nirmalendu and Srimati Majumdar in the amount of \$1,267.78;
- Piece D to Laura Jesse in the amount of \$1,267.78;
- Piece E to Matthew Leibman in the amount of \$ \$1,276.70.

2. Retain the land and deny the request to purchase the alley.

**MANAGER'S RECOMMENDED ACTION:**

These alley remnants no longer function as a connection to Grand Avenue. All of the adjacent property owners are willing to purchase their respective pieces, as well as to maintain all existing easements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby initiating the process for the sale and conveyance of these parcels, setting December 9, 2014 as the date of public hearing, and directing the City Clerk to publish notice as shown above.



Sale Area Requested  
by 620 12th Street

GRAND AVE

12TH ST

11TH ST

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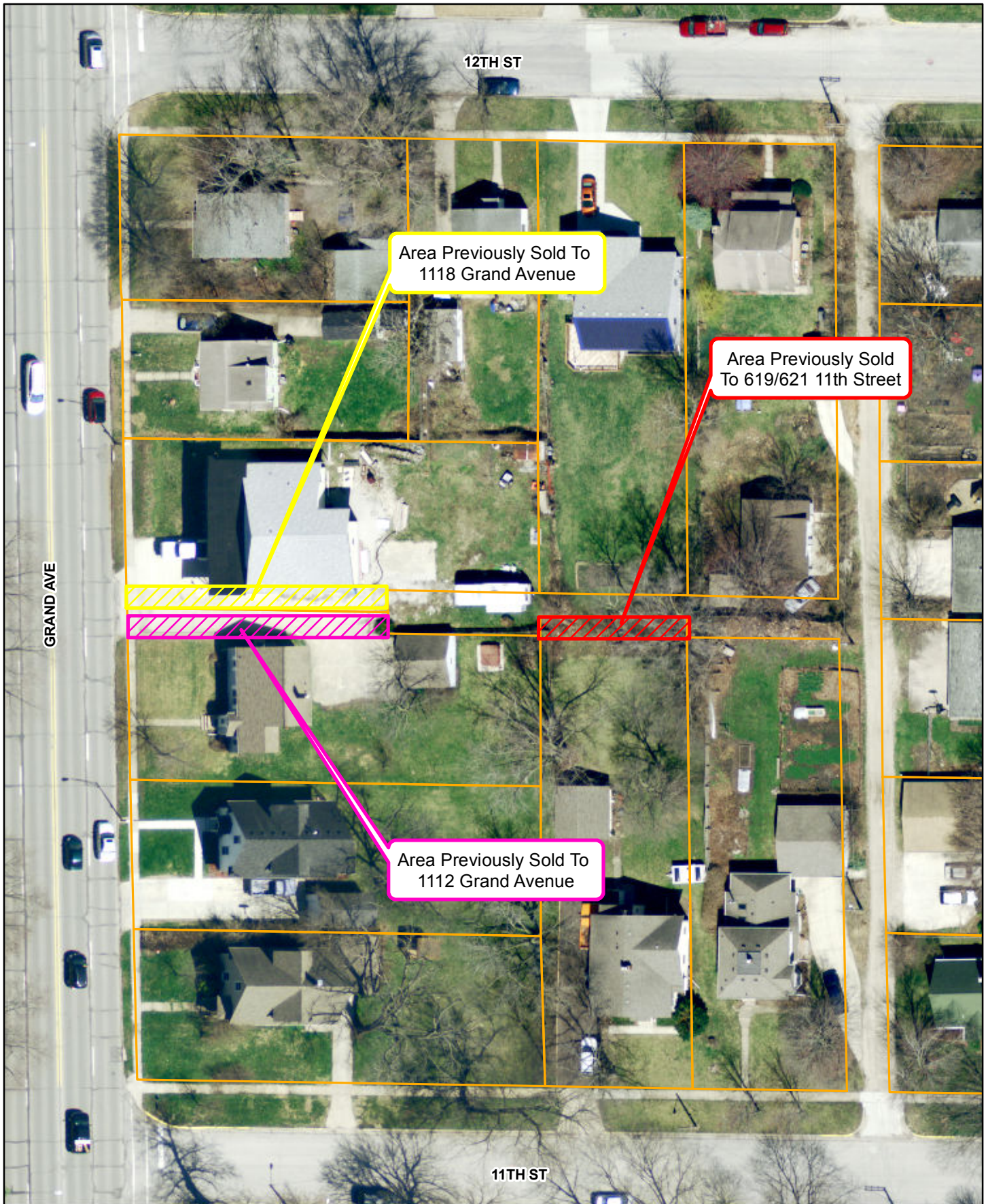


11th-12th Street Grand to Alley East of Grand  
Attachment A



Scale: 1 in = 50 ft  
Date: 11/21/2014





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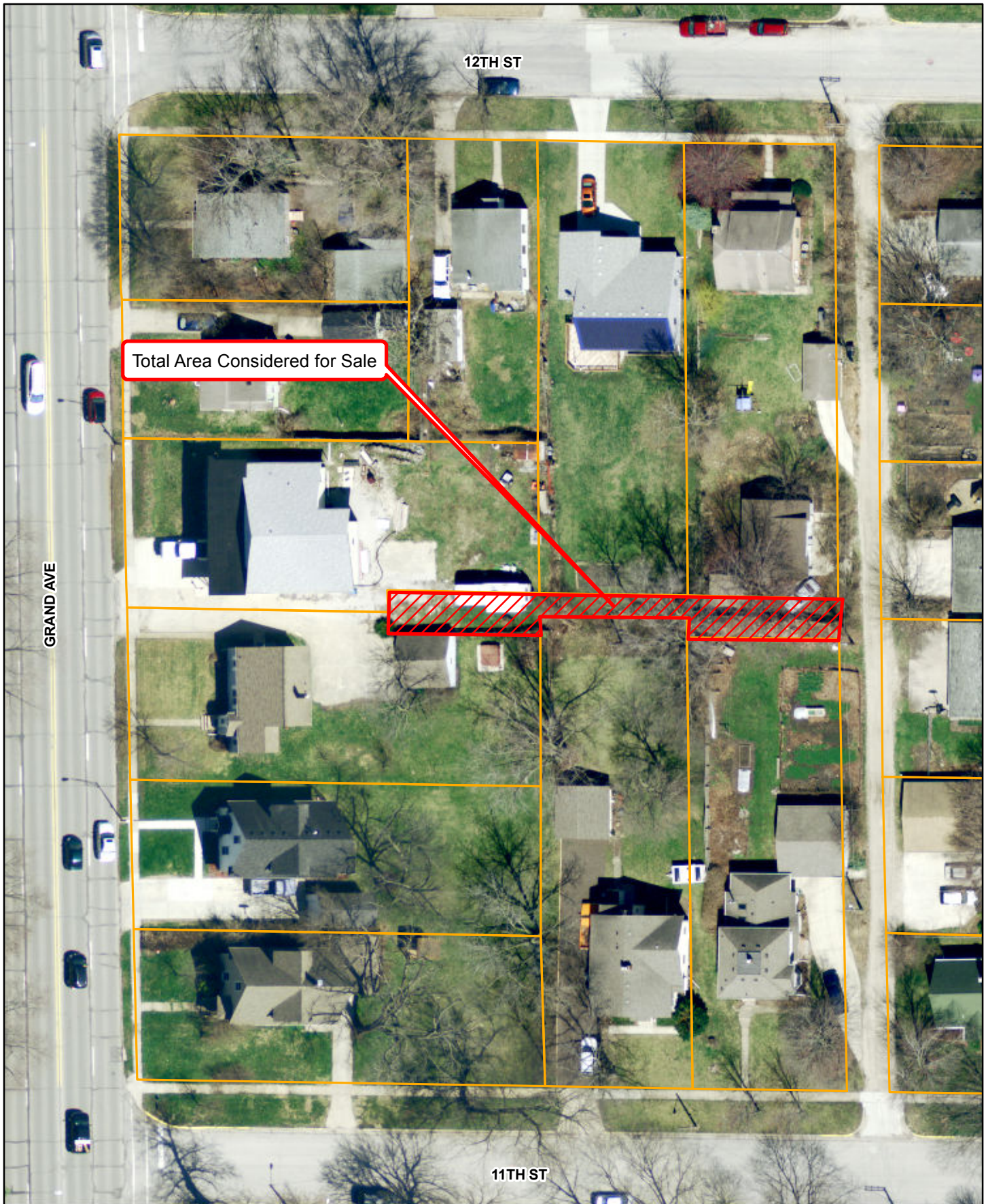


11th-12th Street Grand to Alley East of Grand  
Attachment A



Scale: 1 in = 50 ft  
Date: 11/21/2014





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11th-12th Street Grand to Alley East of Grand  
Attachment A



Scale: 1 in = 50 ft  
Date: 11/21/2014

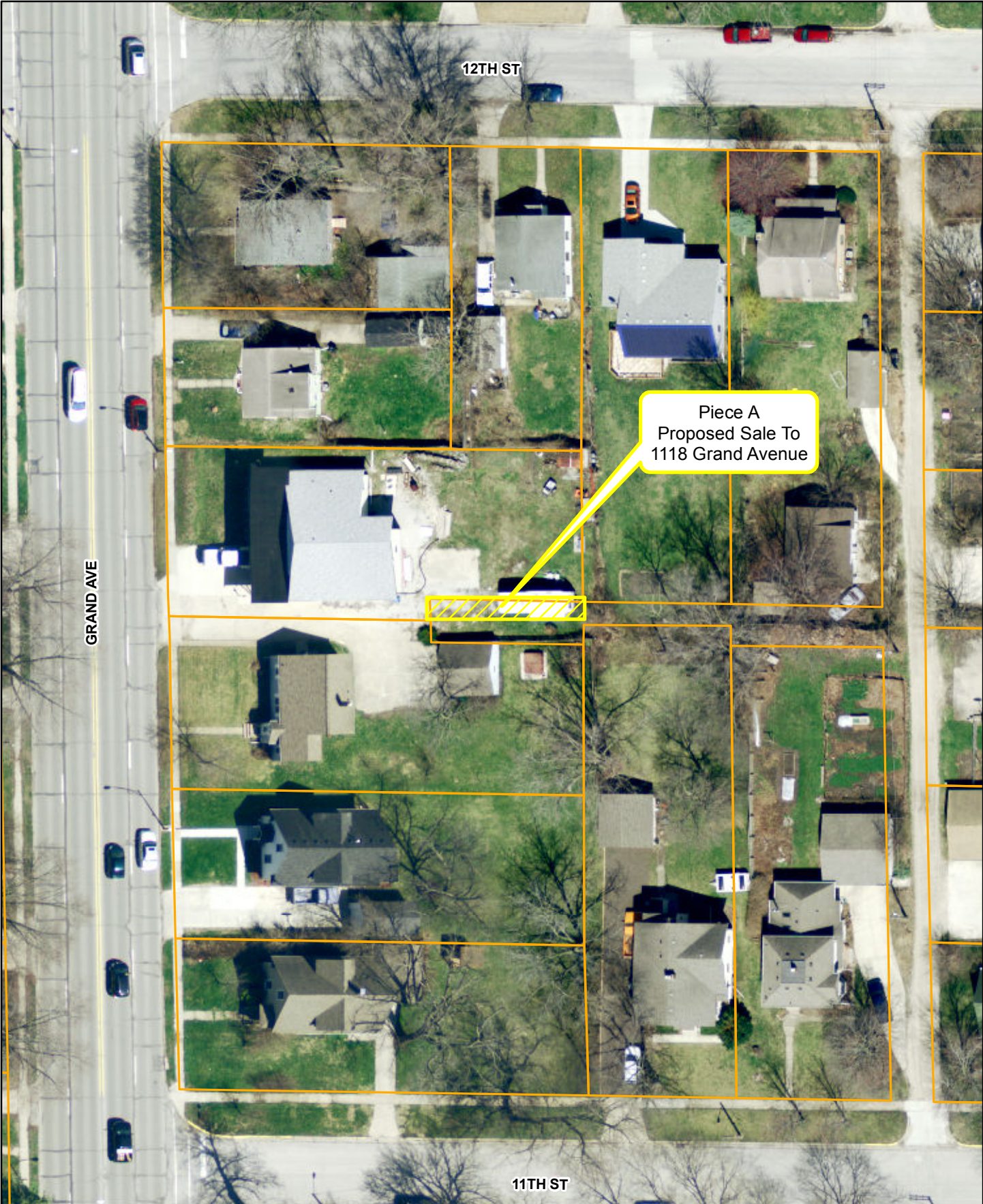
**PROPOSED SALE OF CITY LAND  
ALLEY BETWEEN 11TH & 12TH, GRAND TO WILSON  
ATTACHMENT B**

<b>Piece</b>	<b>Address</b>	<b>Assessed SF</b>	<b>Assessed Land Value</b>	<b>\$/SF</b>
A	1118 Grand Avenue	9,984	\$ 32,400	\$ 3.25
B	1112 Grand Avenue	9,984	\$ 35,300	\$ 3.54
C	620 12th Street	9,786	\$ 38,800	\$ 3.96
D	618 12th Street	9,781	\$ 38,400	\$ 3.93
E	615 11th Street	9,849	\$ 38,400	\$ 3.90

<b>Average SF Cost</b>	<b>\$ 3.72</b>
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<b>Piece</b>	<b>Alley ROW Abutting Address</b>	<b>Sale Area</b>	<b>Value of Sale Area</b>	<b>Value Minus Deed &amp; Easement</b>
A	1118 Grand (60' x 8')	480.0	\$ 1,785.60	\$ 1,339.20
B	1112 Grand (60' x 8')	480.0	\$ 1,785.60	\$ 1,339.20
C	620 12th (56.8' x 8')	454.4	\$ 1,690.37	\$ 1,267.78
D	618 12th (56.8' x 8')	454.4	\$ 1,690.37	\$ 1,267.78
E	615 11th (57.2' x 8')	457.6	\$ 1,702.27	\$ 1,276.70





Piece A  
Proposed Sale To  
1118 Grand Avenue

GRAND AVE

12TH ST

11TH ST

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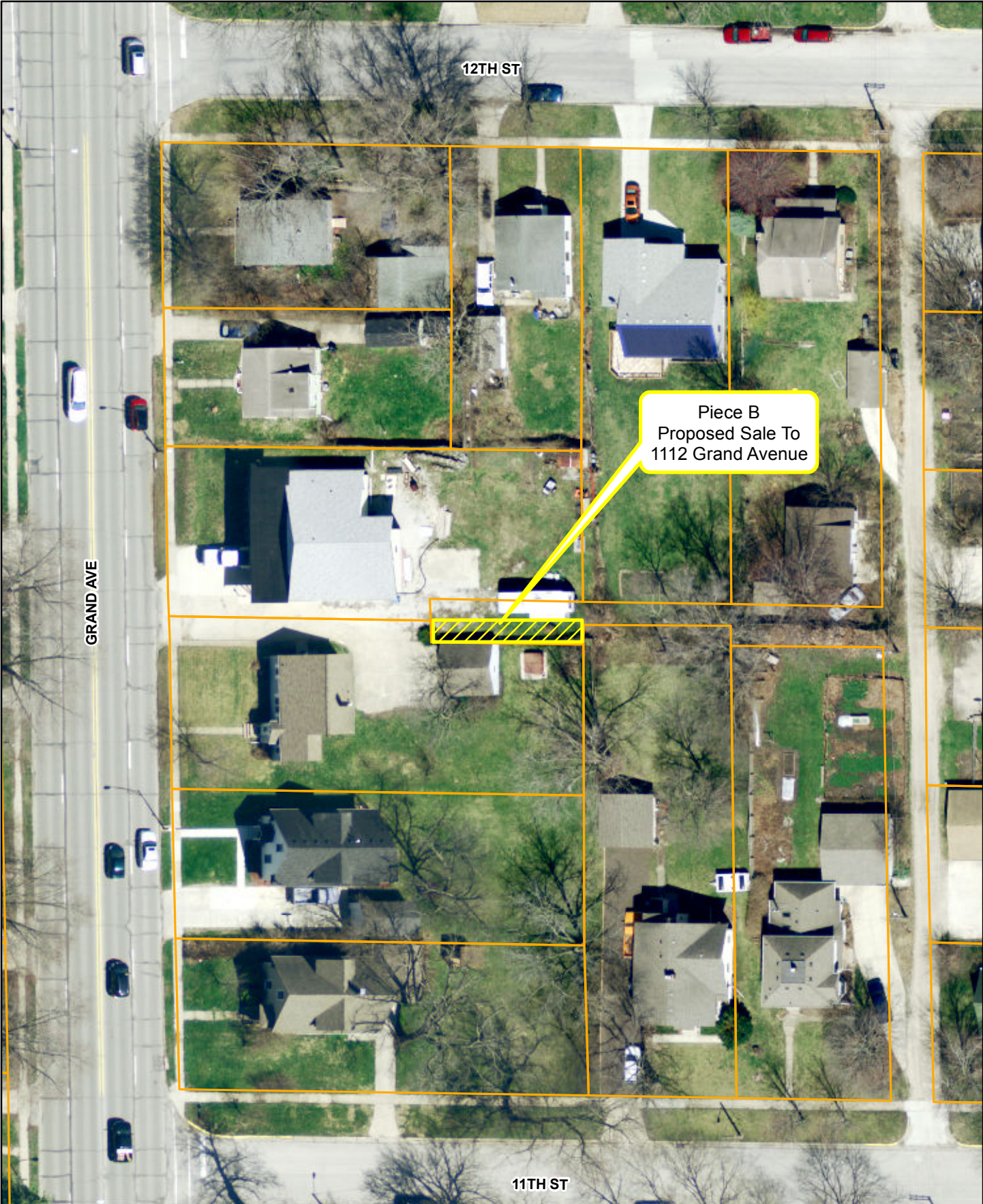


11th-12th Street Grand to Alley East of Grand  
Attachment B



Scale: 1 in = 50 ft  
Date: 11/21/2014





Piece B  
Proposed Sale To  
1112 Grand Avenue

GRAND AVE

12TH ST

11TH ST

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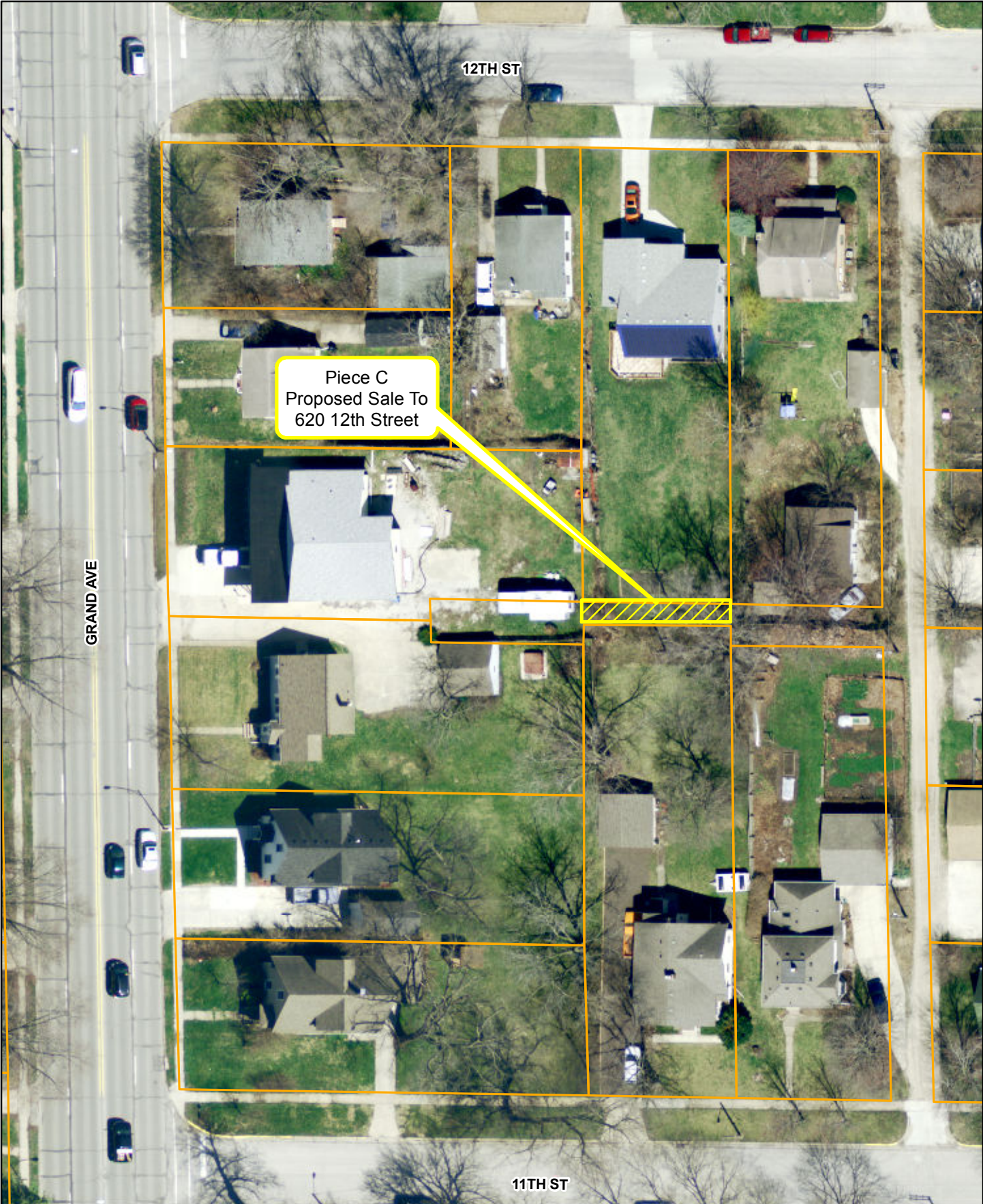


11th-12th Street Grand to Alley East of Grand  
Attachment B



Scale: 1 in = 50 ft  
Date: 11/21/2014





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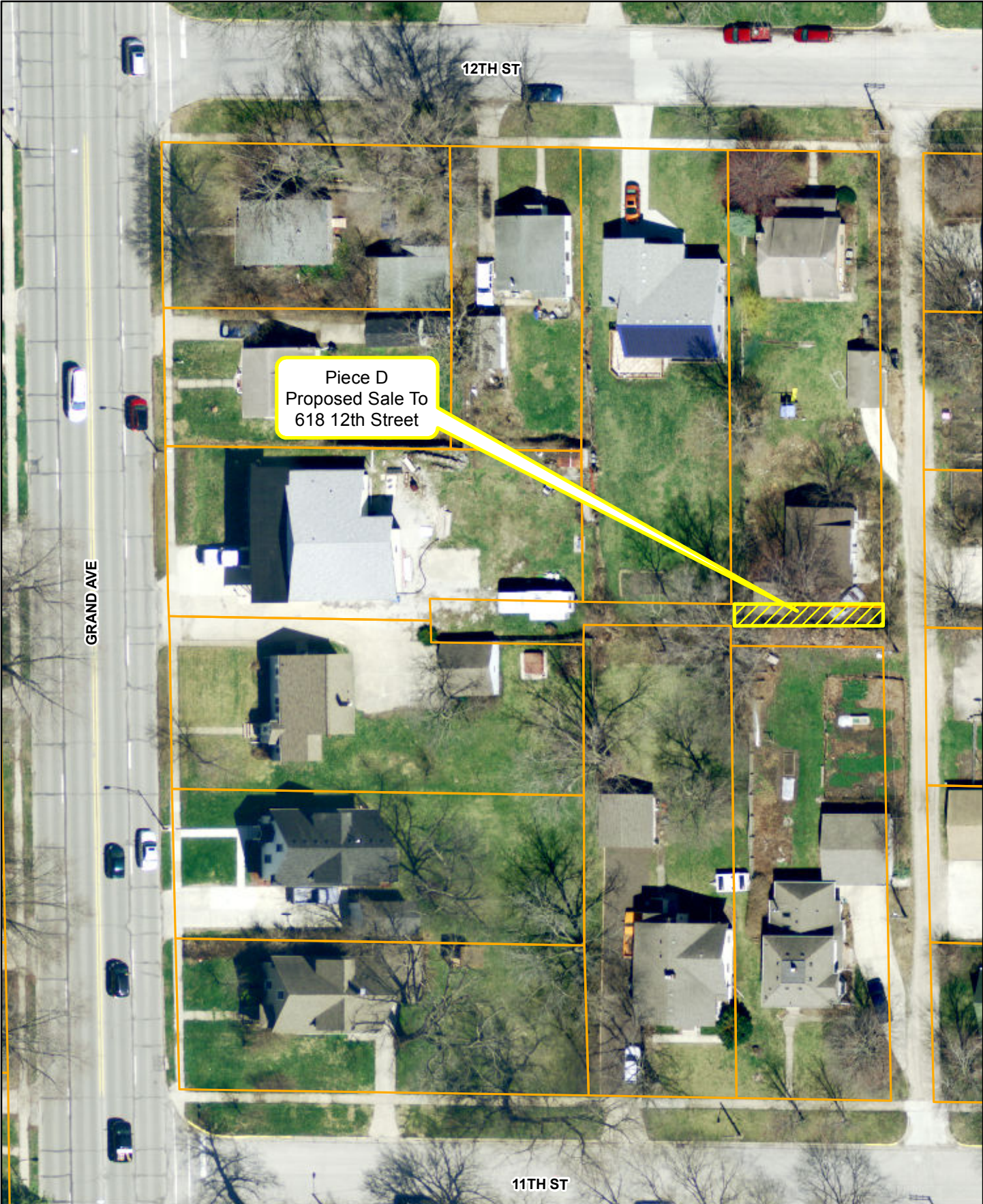


11th-12th Street Grand to Alley East of Grand  
Attachment B



Scale: 1 in = 50 ft  
Date: 11/21/2014





Piece D  
Proposed Sale To  
618 12th Street

GRAND AVE

12TH ST

11TH ST

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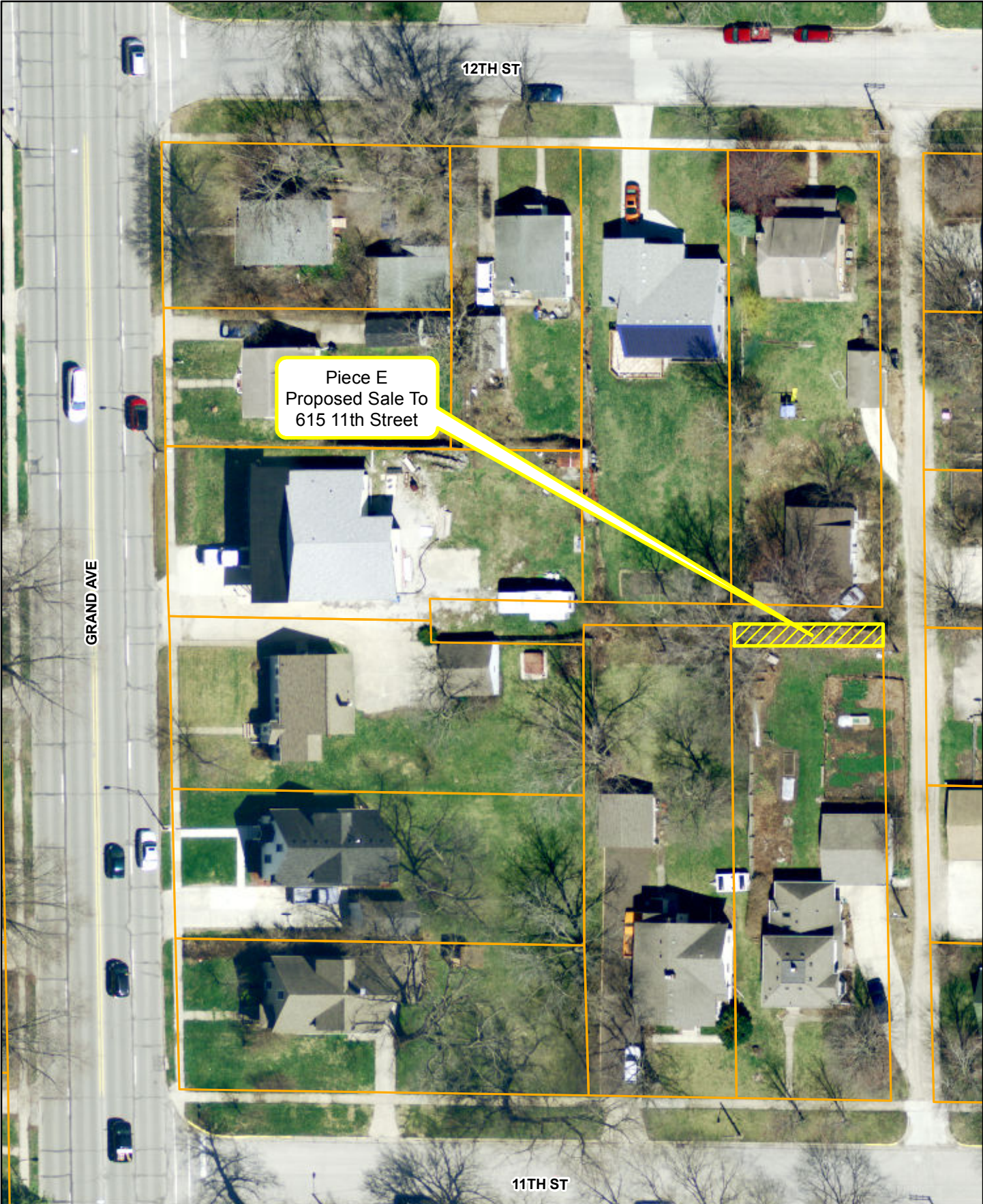


11th-12th Street Grand to Alley East of Grand  
Attachment B



Scale: 1 in = 50 ft  
Date: 11/21/2014





12TH ST

GRAND AVE

Piece E  
Proposed Sale To  
615 11th Street

11TH ST

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11th-12th Street Grand to Alley East of Grand  
Attachment B



Scale: 1 in = 50 ft  
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