

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 97-434
AUGUST 25, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
LOGAN URBAN RENEWAL AREA— SALE OF PROPERTY FOR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

On August 17, 1992, by Roll Call Nos. 92-3220 and 92-3221, the City Council approved a proposal kit for developers to purchase City-owned residential lots in the Logan Urban Renewal Area. Associated Home Services, Inc. is submitting a proposal to redevelop two disposition parcels for single-family homes in the Logan Urban Renewal Area.

The Housing Conservation Division of the Community Development Department received the proposal on August 5, 1997, accompanied by a good faith deposit of \$500.

FISCAL IMPACT —

Approximately \$220,000 will be added to the City's tax base (after the 10-year abatement period).

RECOMMENDATION —

Receive redevelopment proposal and approve execution of urban renewal contract on October 20, 1997 after publication of required notice if no competing proposals are received in the interim by the Urban Renewal Board.

BACKGROUND —

Associated Home Services, Inc. is proposing to redevelop Disposition Parcel Nos. 152A and 153A. Two 1-1/2 story Cape Cod style houses are proposed to be constructed; both houses will have a detached two-car garage. The construction cost is estimated at \$110,000 per house; the sale prices will be \$90,000, reflecting the \$20,000/house assistance from the Single-Family Affordable Housing Program. Construction is expected to commence in October 1997.

The Council will execute the special warranty deed to convey the properties if no competing proposals are received by the Urban Renewal Board after the publication of the required notice.