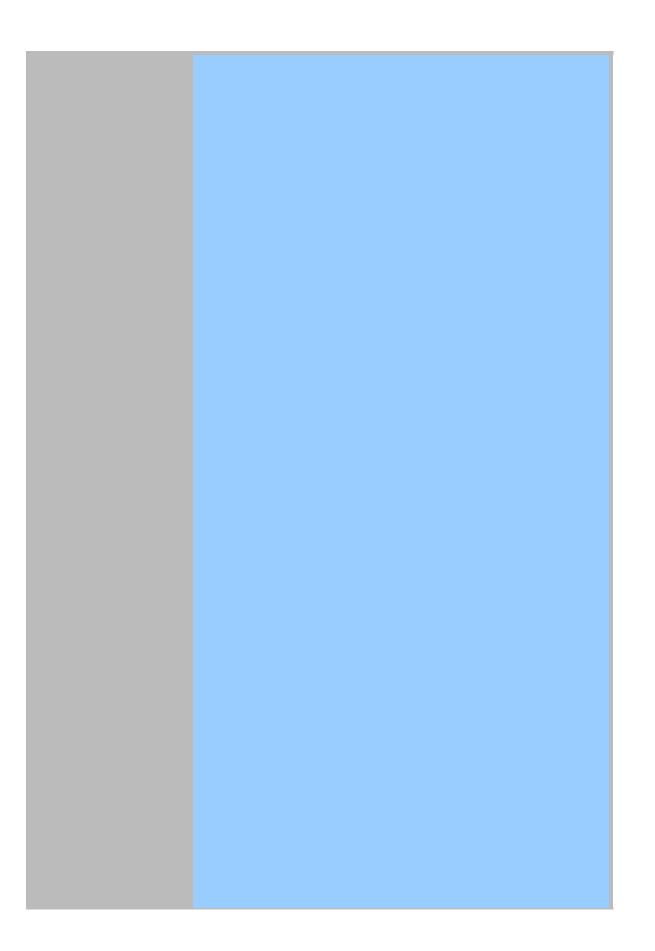
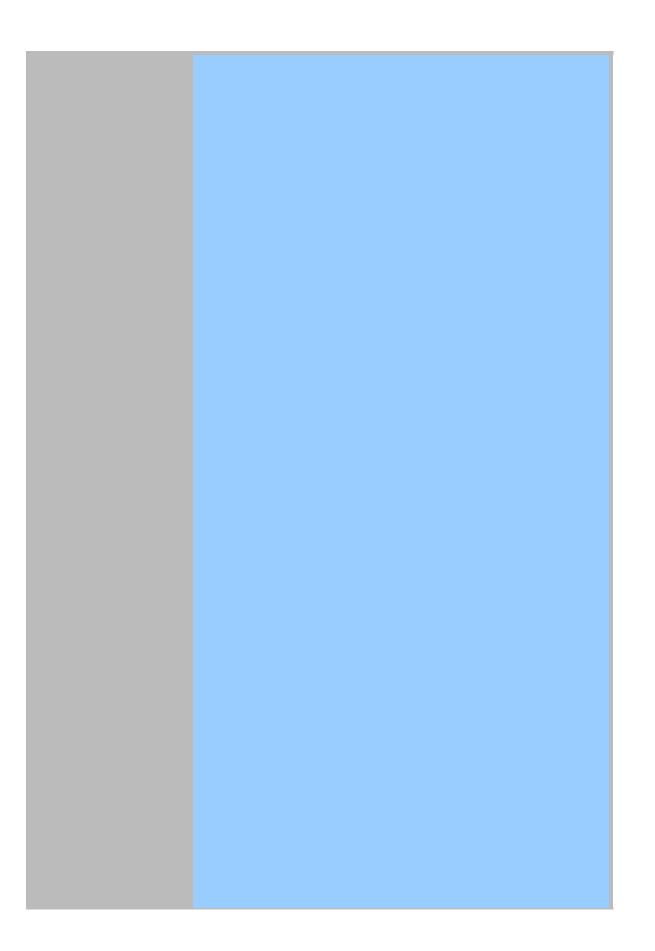
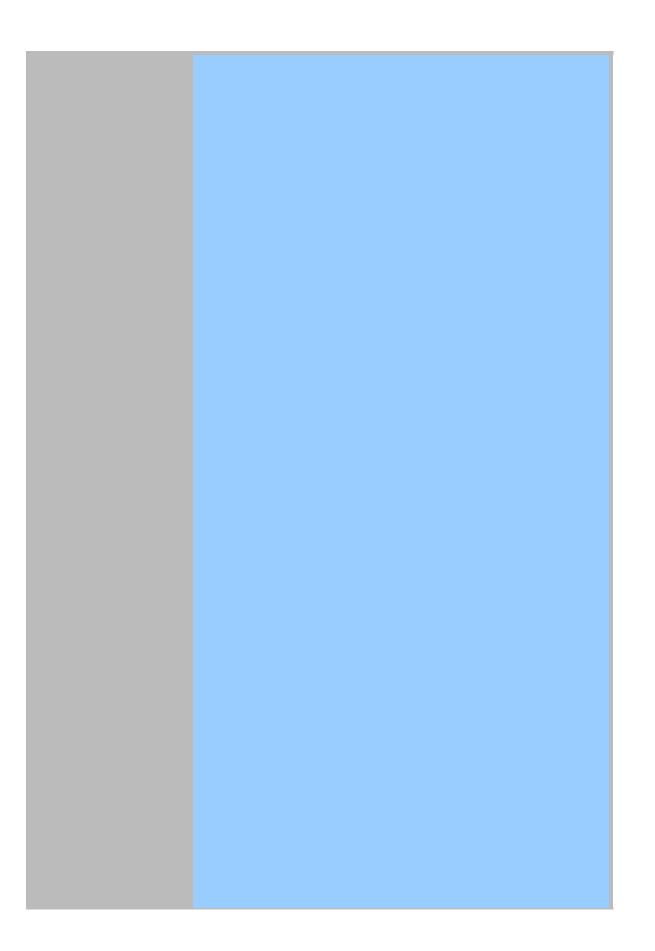
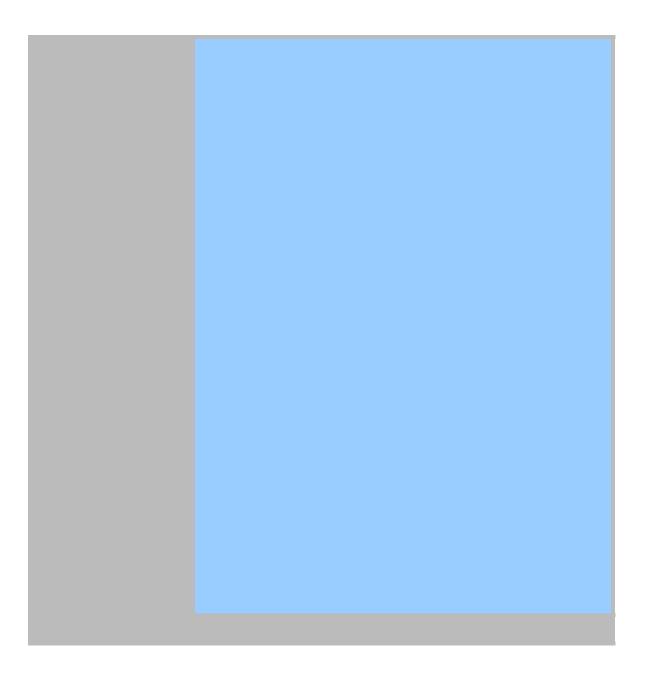
CITY COUNCIL	ITEM
COMMUNICATION:	OFFICE OF THE CITY MANA CED
	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
00-094	CIT I OF DES MOINES, IOWA
00-074	SYNOPSIS -
AGENDA:	On August 17, 1992, by Roll Call Nos. 92-3220 and 92-3221,
	Council approved a proposal kit for developers to purchase
MARCH 20, 2000	City-owned residential lots in the Logan Urban Renewal Area.
	Ben's Keystone Construction, L.C. (Ben Taylor, 7997 NW 37th
	Street, Ankeny, Iowa, and Michael Hubbell, 2833 Forest Drive,
CUDIECT.	Des Moines, Iowa, Principals) is submitting a proposal to
SUBJECT:	redevelop five disposition parcels for single-family homes in the Logan Urban Renewal Area.
LOGAN URBAN	the Logan Oldan Kenewai Alea.
RENEWAL AREA -	The Housing Conservation Division of the Community
SALE OF PROPERTY	Development Department received the proposal on March 2,
FOR SINGLE-	2000, accompanied by a good faith deposit of \$1250.
FAMILY	
RESIDENTIAL	
CONSTRUCTION	FISCAL IMPACT -
	Approximately \$570,000 will be added to the City's tay base
TYPE:	Approximately \$570,000 will be added to the City's tax base (after the ten-year abatement period).
1112.	(arter the ten year abatement period).
RESOLUTION	
ORDINANCE	RECOMMENDATION -
RECEIVE/FILE	
	Approval.
SUDMITTED DV.	
SUBMITTED BY:	BACKGROUND -
RICHARD CLARK	DAGNOROUND -
DEPUTY CITY	Ben's Keystone Construction, L.C. is proposing to redevelop
MANAGER	Disposition Parcel Nos. 148, 149, 150, 147A and 146A in the
	Logan Urban Renewal Area. Two (2) one and one-half story
	homes and three (3) one-story homes are proposed. Two homes
	are on 60-foot wide lots and will have 16' by 20' garages. The
	other three homes are on smaller lots and will have parking
	pads suitable for a garage in the future. Construction will
	commence within two months of property transfer.

If the Urban Renewal Board receives no competing proposals after the publication of the required notice, Council will then execute the special warranty deed to convey the properties.









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