



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-094

SYNOPSIS -

AGENDA:

MARCH 20, 2000

On August 17, 1992, by Roll Call Nos. 92-3220 and 92-3221, Council approved a proposal kit for developers to purchase 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, Des Moines, Iowa, Principals) is submitting a proposal to redevelop five disposition parcels for single-family homes in the Logan Urban Renewal Area.

SUBJECT:

LOGAN URBAN
RENEWAL AREA -
SALE OF PROPERTY
FOR SINGLE-
FAMILY
RESIDENTIAL
CONSTRUCTION

The Housing Conservation Division of the Community Development Department received the proposal on March 2, 2000, accompanied by a good faith deposit of \$1250.

FISCAL IMPACT -

TYPE:

Approximately \$570,000 will be added to the City's tax base (after the ten-year abatement period).

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

BACKGROUND -

Ben's Keystone Construction, L.C. is proposing to redevelop 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.







