

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**00-187**

**SYNOPSIS -**

**AGENDA:**

MAY 1, 2000

**SUBJECT:**

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

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. Ben's Keystone Construction, L.C. (Ben Taylor, 7997 NW 37th Street, Ankeny, Iowa, and Michael Hubbell, 2833 Forest Drive, Des Moines, Iowa) is submitting a proposal to redevelop five 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 March 2, 2000 accompanied by a good faith deposit of \$1,250.

**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 -**

**SUBMITTED BY:**

RICHARD CLARK  
DEPUTY CITY  
MANAGER

**Receive redevelopment proposal and approve execution of urban renewal contract on June 5, 2000 after publication of required notice if no competing proposals are received in the interim by the Urban Renewal Board.**

**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 1-1/2-story homes and three 1-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.

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.