

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

01-440

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

AGENDA:

AUGUST 20, 2001

SUBJECT:

EASTERN
GATEWAY
HISTORICAL
SURVEY
AGREEMENT FOR
PROFESSIONAL
SERVICES

SYNOPSIS -

The purpose of this roll call is to approve an Agreement for Professional Services between the City of Des Moines and History Pays! (James Jacobsen, principal, 4411 Ingersoll Avenue, Des Moines, Iowa 50312) for the completion of a historical survey of the Eastern Gateway, identification of an eligible historic district, and completion of a district nomination to the National Register of Historic Places.

FISCAL IMPACT -

The contract amount is \$9,000, including reimbursables. The consulting fee and reimbursed expenses are included in the Fiscal Year 2001-2002 Gateway budget.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

BACKGROUND -

The Capitol Gateway East Urban Design Plan was completed in 1997. This plan established 12 recommendations for action. The fourth recommendation was to create a revitalization district centered on East 5th and Locust Streets. In 1999, the Community Development Department retained the services of a consultant team to prepare a development concept and implementation strategy for the block between East 4th and East 5th Streets, and between East Grand and East Locust. The consultant team recommended a development concept for the block that included the rehabilitation of the existing buildings as well as new infill construction.

Several financing sources were identified as resources for the rehabilitation component of the project. Two important sources are

the Federal Rehabilitation Tax Credit and the State of Iowa Rehabilitation Tax Credits. In order to utilize these funding sources to the greatest extent possible, however, the buildings or district must be listed on the National Register of Historic Places.

At the May 21, 2001 Council meeting, Council approved the release of a Request for Proposals (RFP) for consultant services to complete a survey of the Eastern Gateway, to identify the boundaries of a historic district, and to determine whether the defined district meets the eligibility criteria for a National Register Historic District. If it is determined that the identified district meets the criteria, the consultant will complete the required nomination activities. The Office of Economic Development received two responses to the RFP. Staff reviewed the proposals according to the competitive criteria contained in the RFP and recommend retaining the services of History Pays!

History Pays! was established in July 1995 as a sole proprietor business. Jim Jacobsen, principal, has completed a wide range of historic projects, including the development of preliminary National Register of Historic Places nominations for the "downtown" Highland Park neighborhood of Des Moines; the development of a heritage tourism plan for Adams County, Iowa; and a Craftsman Style/Bungalow and Foursquare House Type Study and Survey, Des Moines, Iowa. Mr. Jacobsen has completed every project without a request for a contract extension.
