

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
01-631	SYNOPSIS -
AGENDA: DECEMBER 17, 2001	On the December 17, 2001 City Council agenda is a roll call ratifying the Urban Renewal Purchase Agreement between the City and Anawim Housing Inc. to redevelop 1233 and 1243 7th Street. The agreement was accepted by the City Council on June 4, 2001 and executed by the Mayor. Unfortunately, the public notice was not published as required prior to the execution of the agreement. The public notice was published in the Des Moines Register on November 15, 2001.
SUBJECT: RATIFICATION OF PURCHASE AGREEMENT WITH ANAWIM HOUSING INC.	FISCAL IMPACT - The City acquired these properties with bond proceeds from the Metro Central Tax Increment Finance district for approximately \$62,000. Since acquisition, the City has paid for securing the properties and general maintenance. Anawim has agreed to purchase the properties for \$750 and spend an estimated \$400,000 to \$600,000 to rehabilitate them. Anawim has received Low Income Housing Tax Credits from the State of Iowa Finance Authority for this project and intends to request approximately \$100,000 from the City's Rental Rehabilitation Program. They will use other funding sources to cover the additional \$300,000 to \$500,000 necessary to complete this project.
TYPE: <u>RESOLUTION</u> ORDINANCE RECEIVE/FILE	
SUBMITTED BY: JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR	RECOMMENDATION - Approval.
	BACKGROUND - City Council approved the acquisition of 1233 7th Street and 1243 7th Street as part of the land assemblage for the Grocery Store project at 6th and University on September 27, 1999. Both properties include turn-of-the-century masonry "double houses" of approximately 3,500 square feet. 1233 7th Street is listed on the National Register of

Historic Places and 1243 7th Street was determined eligible for the National Register in a recent study. During the development of the site plan for the grocery store project, it was determined that these properties were not needed.

On May 7, 2001, City Council gave preliminary approval to Anawim Housing Inc.'s proposal for the above mentioned properties. As part of this process, a public hearing was set, a due date for submission of competing proposals was set, and the proposal was forwarded to the appropriate boards. Staff did not receive any competing proposals. At a joint Urban Renewal Board and Architecture Advisory Committee meeting on May 15, 2001, both boards recommended approval of the proposal on the following conditions:

1. Submission of final development plans for review by Architectural Advisory Committee with comments on the following items: exterior elevations, materials and rehabilitation techniques to be used.
2. All proposed work to the buildings meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

On June 4, 2001 the City Council accepted Anawim's proposal which was executed by the Mayor and filed with the Polk County Recorder. Unfortunately, the public notice was not published as required prior to the execution of the agreement. The public notice, however, was published in the Des Moines Register on November 15, 2001.

Anawim Housing Inc. is proposing to acquire the properties for rehabilitation into four units for their low-to moderate-income rental program. Anawim has been involved in many multi-family rehabilitation projects in the River Bend area, most notably The Maine apartments, New Lawn apartments and Kromer Flats.
