

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-216

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

AGENDA:

APRIL 22, 2002

SYNOPSIS -

The purpose of this roll call is to establish the Council's desire to proceed with the acquisition of 11 properties in the Eastern Gateway and to proceed with an amendment to the Metro Center Urban Renewal Plan to designate the parcels for acquisition and disposition. The properties offer tremendous redevelopment potential and will contribute greatly to the revitalization of the Eastern Gateway.

SUBJECT:

EASTERN
GATEWAY
REDEVELOPMENT
POTENTIAL

FISCAL IMPACT -

Preliminary acquisition activities will include appraisal and review appraisal work. Both of these contracts will be less than \$25,000 and will be approved by the City Manager. The fiscal impact of the purchase of these properties is unknown. The final decision to acquire the properties will depend on price and funding availability.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

Approval. However, it is recommended that Council reserve a final decision to purchase the property until the final price is known, and funding sources are confirmed. In the event the land assemblage cost is too great, staff will recommend that the property not be purchased.

BACKGROUND -

In May 1998, the Council received and filed recommendations regarding Gateway East from several boards and commissions. At the same meeting, the Council approved the City Manager's recommendations to merge Gateway West and Gateway East into the Gateway Project.

Since the approval of the Gateway Project, a development strategy for the block between East 4th and East 5th, Grand to Locust has been

completed. In addition, a historical survey has identified structures that may be eligible for the National Register of Historic Places. Both of these studies set the stage for the rehabilitation and redevelopment of the area.

Dewey Ford's relocation to Ankeny presents a unique opportunity in the revitalization of the area. If redeveloped with planning and forethought, the properties will contribute greatly to the area. If redeveloped in a piecemeal fashion, however, the properties could become a detriment to the area.

The Betts Hardware building occupies a key corner of the Study Block (East 4th to East 5th, Grand to Locust) and redevelopment of the property will also impact other rehabilitation/redevelopment activities in the Eastern Gateway.

Upon Council direction, staff will begin preliminary acquisition activities including appraisal, environmental, title, and other related work. These activities will assist in determining the feasibility of acquiring the properties for redevelopment. Staff will also proceed with amending the Metro Center Urban Renewal Plan to designate the properties as acquisition and disposition parcels. Council will approve each acquisition. The final decision to acquire the properties will depend on price and funding availability.
