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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> May 24, 2010   |
|  | <b>Agenda Item No.</b> 61<br><b>Roll Call No.</b> <u>10-856</u><br><b>Communication No.</b> <u>10-307</u><br><b>Submitted by:</b> Chris Johansen,<br>Assistant City Manager |

**AGENDA HEADING:**

Consideration of request from Central Iowa Shelter & Services (CISS), to acquire City-owned property, south of the 1400 block of Mulberry, for a homeless shelter.

**SYNOPSIS:**

The City received a request from CISS to purchase approximately 3 acres directly to the south of their current facility on Mulberry Street to build their proposed shelter that was formerly going to be built on Keosauqua Way. The CISS Board voted to pursue another site due an estimated time (over 2 ½ years) to end the pending lawsuits. The City has identified the eastern portion of this 10 acre parcel as a potential site for the new central fire station. The new central fire station and the new homeless shelter can be successfully co-located in this parcel. City staff has reviewed the CISS request and believes this site can accommodate both uses. The proposed action by Council will authorize that City Manager to proceed with preparing this land for sale and return to the City Council with a recommendation on the terms of the sale, and related actions as outlined herein.

**FISCAL IMPACT:**

Amount: It is anticipated that the City will receive revenue for the sale of property to CISS. Sale price will be based on a fair market appraisal, which is currently being prepared.

Funding Source: N/A

**ADDITIONAL INFORMATION:**

On March 9, 2009 the City Council approved Items regarding request from CISS for conveyance of property near Keosauqua Way for the construction of an emergency shelter.

After purchasing the vacated ROW from the City, CISS was able to acquire the remaining parcel from the Iowa Department of Transportation (IDOT). Since that property acquisition, lawsuits from an adjoining property owner at this site have prevented construction from beginning. Due to the extended (over 2 ½ years) length of time to resolve the lawsuit, the CISS Board has voted to pursue a new site for their project.

Central Iowa Shelter & Services’ existing emergency shelter is located at 215 15<sup>th</sup> Street. They are requesting to purchase more or less 3 acres of City owned land just south of their current location. The

City owned land is a 10.34 acre parcel located to the south of Mulberry Street. The following is a summary of the site:

### **Federal Transit Administration (FTA) Funding**

This land was purchased in 2001 with Federal Transit encumbered Park and Ride revenues. This site was originally intended to be used for transit purposes, including a transit hub and a park and ride facility. The transit uses are no longer necessary, primarily due to the decision of DART and Polk County to locate the transit hub on property owned by Polk County, south of the Courthouse. The Legal Department has concluded that the use of the site can be made available for non transit related uses (letter to the City Manager from the Legal department dated May 12, 2010) if the City reimburses the FTA accounts the amount of funding utilized to purchase this property.

### **Zoning**

City staff has reviewed the current Zoning and it is appropriate for the uses. Site plan approval by the Plan and Zoning Commission is needed.

### **Central Fire Station**

The City has identified this site as an excellent site for the relocation of the Central Fire Station. The City has been working with SVPA Architects for the proposed Central Fire Station. City staff believes this site is large enough to jointly accommodate the new Central Fire Station and the new CISS emergency shelter. The City will work with the CISS architects to assure that these buildings complement each other.

### **Site Preparation**

The Environmental Testing and Appraisal will need to be completed for this overall site. We anticipate that site remediation will be needed, additionally the paving of Mulberry Street will need to occur for access to the Central Fire Station and the CISS emergency shelter. TIF backed G.O. bonds for this paving will be available upon approval by the Council of the pending G.O. bond issue.

The Homeless Coordinating Council reviewed the request from CISS during their May 20 meeting and is recommending the City move as quickly as possible to make this land available to CISS to meet the needs of the community

After the City works through these steps to prepare the land for sale, a recommendation will be made to the City Council for the sale of the land to CISS. This process will be expedited to make the site available to CISS as soon as possible. The City will sell the land at Fair Market Value to CISS.

In support of the new CISS shelter, it is recommended that the City Council make a recommendation to the Greater Iowa Housing Assistance Corporation (GIHAC) to contribute \$700,000 to the CISS project.

### **PREVIOUS COUNCIL ACTION(S):**

Date: March 9, 2009

Roll Call Number: 09-410

Action: [Hearing](#) on conveyance of the property to Central Iowa Shelter and Services, \$1,000, (continued from 2-23-09). ([Council Communication No. 09-146](#)) Moved by Coleman to adopt. The City Manager

will work with the neighborhoods and other stakeholders to create a committee to develop a strategy for neighborhood planning and implementing improvements in the Cheatom Park and River Bend neighborhoods, the development of a Good Neighbor Agreement, and discussions on Neighborhood Based Service Delivery. Motion Carried 5-2. Nays: Cownie and Vlassis.

**BOARD/COMMISSION ACTION(S):**

Date: May 20, 2010

Roll Call Number: N/A

Action: Homeless Coordinating Council recommended to the City of Des Moines City Council to work with the Central Iowa Shelter & Services to make land available on Mulberry Street, just south of their existing shelter, for the development of their new shelter formerly proposed on Keosauqua Way.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Sale of land to CISS after site preparation and terms of sale are finalized.

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