

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> July 28, 2014
	<b>Agenda Item No.</b> 21 <b>Roll Call No.</b> <u>14-1140</u> <b>Communication No.</b> <u>14-359</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Approval of a development agreement with Neighborhood Development Corporation (NDC) for the acquisition and demolition of the property located at 1600 Capitol Avenue.

**SYNOPSIS:**

The City of Des Moines has partnered with NDC to acquire and demolish the Asbury Church at 1600 Capitol Avenue. The church was severely damaged by a fire and is not feasible to rehabilitate. The acquisition and demolition of the property was identified as a high priority in the Capitol East Neighborhood Plan.

**FISCAL IMPACT:**

Amount: \$300,000

Funding Source: Community Development Block Grant (CDBG) – Neighborhood Revitalization Plan Implementation Funds.

**ADDITIONAL INFORMATION:**

The Asbury Church, also known as the Lighthouse Full Gospel Baptist Church, located at 1600 Capitol Avenue sustained significant interior and exterior damage in a large fire that occurred in 2011. The church has remained vacant since the fire. Following the fire the property was inspected and deemed to be an unsafe, public nuisance structure. The neighborhood association identified the acquisition and demolition of this property as a high priority in the Capitol East Neighborhood Plan.

The City of Des Moines has partnered with NDC to acquire and demolish the Asbury Church at 1600 Capitol Avenue. CDBG funds will be utilized to acquire and demolish the building. It has been estimated that the acquisition and demolition costs could total \$300,000. NDC has secured an option to purchase the property pending approval of this agreement.

Following the acquisition and demolition of the church the City and NDC agree that single-family residential that is in character with the surrounding neighborhood is likely the best reuse for the property. NDC agrees to work with the City to identify a suitable for-profit or non-profit housing developer to build a new single-family home on the site. Once a developer has been selected, NDC agrees to transfer the property in a timely manner.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 24, 2014

Roll Call Number: [14-0489](#)

Action: [Memorandum](#) of Agreement with the Iowa State Historic Preservation Office regarding the proposed demolition of the Asbury Church. Moved by Hensley to adopt. Motion carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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