 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 23, 2015
	<b>Agenda Item No.</b> 49 <b>Roll Call No.</b> <u>15-541</u> <b>Communication No.</b> <u>15-156</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b> <b>and Pamela S. Cooksey,</b> <b>P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing for conveyance of excess City-owned property located at 1712 8th Street to Caselli Holdings, Inc. for \$4,500.

**SYNOPSIS:**

Recommend approval of conveyance of excess City-owned property located at 1712 8th Street to Caselli Holdings, Inc., Julian Caselli, President, 6350 Coachlight Drive, Unit 1208, West Des Moines, Iowa, 50266, for \$4,500. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property and the sale of the property will help to revitalize the area, increase the tax base, and provide sustainable housing.

**FISCAL IMPACT:**

Amount: \$4,500 (Revenue)

Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090

**ADDITIONAL INFORMATION:**

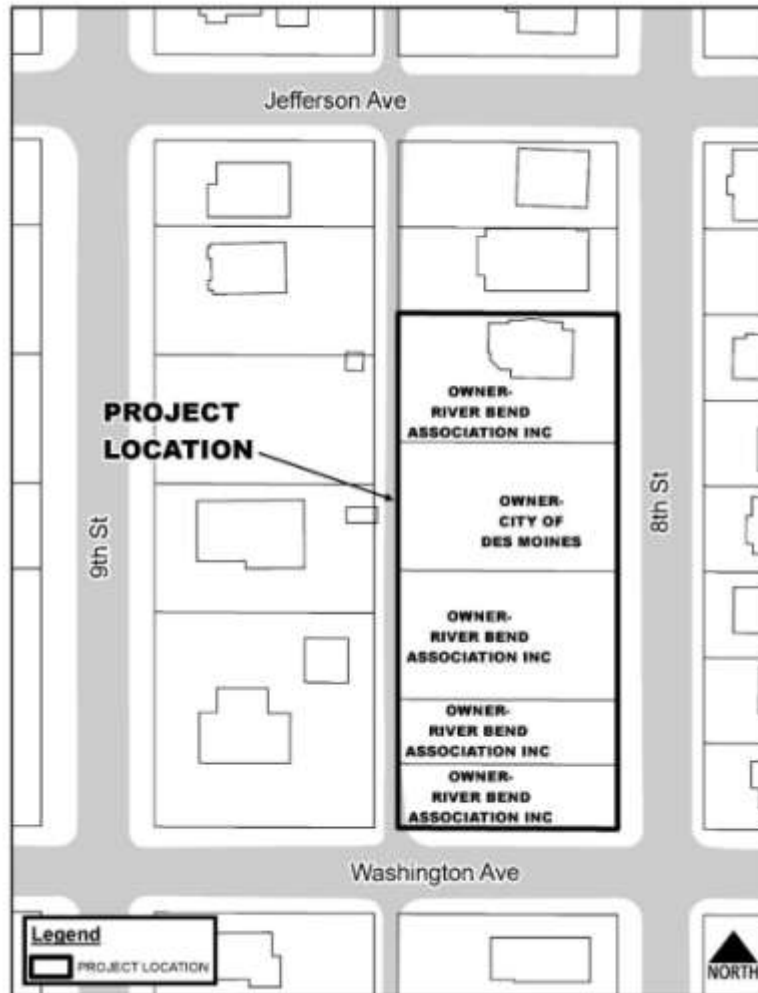
The property was acquired by the City through donation from Half Moon Holdings, L.C. The City accepted the donation, subject to a waiver of tax assessments from Polk County, and then worked with the River Bend Neighborhood Association to find an appropriate developer and housing project for the property.

The property is a vacant lot surrounded by properties owned by the River Bend Neighborhood Association, including a lot improved with a single-family dwelling to the north and three (3) vacant lots to the south.

Caselli Holdings, Inc. has offered to purchase the improved lot and three (3) vacant lots from the River Bend Neighborhood Association along with the City-owned lot in order to rehabilitate the existing single-family dwelling and construct six (6) additional single-family units among the four (4)

remaining vacant lots. Caselli holding has offered the purchase price of \$4,500 for the purchase of the City-owned property, which price reflects the fair market value of the property.

There is no current or anticipated public need for this property and the sale of the property will help to revitalize the area, increase the tax base, and provide sustainable housing.



Julian Caselli intends to apply for the 2015 round of HOME funds from the Iowa Finance Authority (IFA). If successful he will build six (6) single-family detached rental units that can eventually be sold to owner-occupants. The project will be reviewed by the neighborhood and the State Historic Society of Iowa to insure that the buildings are consistent with the character of the River Bend Neighborhood. The development as proposed will require relief from the Board of Adjustment because of density and replatting. Infrastructure improvements, such as storm water extensions, may also be required for the development.

Julian Caselli has successfully utilized IFA HOME funds for the renovation of a historic apartment building on 6th Avenue in the River Bend Neighborhood. Mr. Caselli has also acquired and is renovating 701 and 708 20th Street in the Sherman Hill Neighborhood and recently has taken ownership of 4006 Grand Avenue for renovation.

Julian Caselli also intends to apply to the City for Community Development Block Grant (CDBG) funds for restoration of the adjacent house at 1720 8th Street for subsequent sale to a low income

owner-occupant. City staff has not yet reviewed the development proposal so the CDBG loan is not a part of this action.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 9, 2015

Roll Call Number: [15-0383](#)

Action: [On](#) conveyance of 1712 8th Street to Caselli Holdings, Inc., \$4,500, (3-23-15). Moved by Gatto to adopt. Motion Carried 7-0.

Date: December 23, 2013

Roll Call Number: [13-1960](#)

Action: [Approving](#) acquisition of 1712 8th Street through donation from Half Moon Holdings, LC and releasing liens and special assessments. (continued from December 9, 2013 meeting) ([Council Communication No. 13-617](#)) Moved by Griess to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).