

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 9, 2018
	Agenda Item No. 29 Roll Call No. <u>18-1165</u> Communication No. <u>18-347</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Resolution approving amendment of development agreement between City of Des Moines and Jeffrey Stewart for property located at 832 24th Street.

SYNOPSIS:

- On June 13, 2016, by Roll Call No. 16-0961, the City Council approved acquisition of the vacant and abandoned house locally known as 832 24th Street (“property”) by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, authorized release of all City liens and special assessments in order to encourage housing redevelopment and directed staff to distribute a Request for Proposal (RFP) to developers to acquire and renovate the property based on a rehabilitation plan.
- On April 17, 2017, by Roll Call No 17-0707, the City Council approved the sale and conveyance of property located at 832 24th Street to Lighthouse Development, LLC subject to terms and conditions included in the acquisition agreement and Offer to Purchase between the City and Lighthouse Development, LLC.
- On June 11, 2018, Lighthouse Development, LLC assigned its interest and obligations in the Acquisition Agreement to Jeffrey Stewart, following approval of assignment by the City Community Development Director as authorized by the Acquisition Agreement, and thereafter Jeffrey Stewart acquired the Property from Lighthouse Development, LLC.
- Jeffrey Stewart has requested an amendment of the Acquisition Agreement extending the agreement to May 1, 2019 to allow completion of new construction of a single-family home on the site.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On June 9, 2014, by Roll Call No. 14-0921, the City Council determined the real property at 832 24th Street was a public nuisance and authorized the City Legal Department to proceed with court action to abate the public nuisance.

- A strategy for neighborhood revitalization is to pursue a tax sale certificate for public nuisance properties, having the City take title, and then conveying the property to a developer for rehabilitation/redevelopment.
- The City staff believed that the residential structure on the property was damaged beyond repair, and the Woodland Heights Neighborhood Association agreed and recommended the demolition of the structure and construction of a new single-family owner-occupied home.
- On April 17, 2017, by Roll Call No. 17-0707 the City Council approved sale and conveyance of the property to Lighthouse Development, LLC for redevelopment of housing subject to the terms and conditions included in the Acquisition Agreement and Offer to Purchase between the City of Des Moines and Lighthouse Development, LLC.
- On June 11, 2018, Lighthouse Development, LLC assigned its interest and obligations in the Acquisition Agreement to Jeffrey Stewart, following approval of assignment by the City Community Development Director as authorized by the Acquisition Agreement, and thereafter Jeffrey Stewart acquired the property from Lighthouse Development, LLC.
- Staff has reviewed the design proposal submitted by Jeffrey Stewart for construction of a single-family house on the site.
- Jeffrey Stewart has requested an amendment of the Acquisition Agreement extending the agreement to May 1, 2019 to allow completion of new construction of a single-family home on the site.

PREVIOUS COUNCIL ACTION(S):

Date: April 17, 2017

Roll Call Number: [17-0707](#)

Action: [On](#) conveyance of City-owned property at 832 24th Street to Lighthouse Development, LLC for redevelopment of housing. ([Council Communication No. 17-354](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Board of Health

Date: June 9, 2014

Roll Call Number: [14-0912](#)

Action: Approving the Legal Department to proceed with court action seeking authority to abate the public nuisances at the following locations:

- (C) [832](#) 24th Street, main structure, Titleholder: Norma M. Dawson a/k/a Norma M. Chandler (deceased) and All Known and Unknown Heirs. Moved by Hensley to adopt. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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