


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: <b>23-442</b>	Meeting: <b>October 2, 2023</b>
	Agenda Item: <b>67</b>	Roll Call: <b>23-1369</b>
	Submitted by: <b>Chris Johansen, Neighborhood Services Department Director</b>	

## AGENDA HEADING:

Hold hearing for conveyance of City-owned property to R.M. Madden Construction, Inc. for redevelopment of housing – 4130 Columbia Street.

## SYNOPSIS:

Through a Request for Proposals, R.M. Madden Construction, Inc. has been identified to take ownership and redevelop 4130 Columbia Street. This action is to hold the hearing, consider sale of the property to, and approve the development agreement with R.M. Madden Construction, Inc.

## FISCAL IMPACT:

Amount: \$25,000 - revenue

Funding Source: Engineering Department, Hamilton Drain East System Storm Sewer Improvements – Phase 1 and 2 Project Fund, E304PW99

## ADDITIONAL INFORMATION:

- The property was acquired as part of the Hamilton Drain East System Storm Sewer Improvements Project 1 improve drainage in portions of the Highland Park Neighborhood.
- The work has been completed on the property and a permanent sewer easement placed. The lot is buildable.
- In the summer of 2023, Neighborhood Services, in partnership with the Real Estate Division, ran a request for proposal process to seek qualified developers to acquire the property. Three (3) proposals came in for 4130 Columbia Street. R.M. Madden Construction, Inc. made the highest responsible offer price of \$25,000.
- Within the redevelopment proposal, R.M. Madden Construction, Inc. anticipates an additional \$200,000 investment in the redevelopment of the property and an anticipated resale of \$250,000.
- A restrictive covenant will be placed on the property as part of the sale that ensures a housing end use, prioritizes a single-family owner-occupied home, though does allow for a licensed rental with notice to the City.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 11, 2023

Roll Call Number: [23-1247](#)

Action: [On](#) conveyance of 4130 Columbia Street to R.M. Madden Construction Inc. for rehabilitation of housing, (10-2-23). Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-0.

Date: July 15, 2019

Roll Call Number: [19-1087](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the Hamilton Drain East System Storm Sewer Improvements – Phase 1 and 2 Project. ([Council Communication No. 19-326](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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