

COUNCIL COMMUNICATION

	Number:	25-411	Meeting:	November 3, 2025
	Agenda Item:	16	Roll Call:	25-1478
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Rescission of real estate documents for acquisition of property located at 200 Euclid Avenue.

SYNOPSIS:

In August 2024, the City Council voted to accept real estate documents from Ty Cawley for the voluntary acquisition of 200 Euclid Avenue and the building stabilization with Community Development Block Grant (CDBG) funds. The parties are not able to close on the agreement based on the terms as stated, and this action terminates the existing purchase agreement, allowing potential for renegotiation.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The City has interest in acquiring and rehabilitating 200 Euclid Avenue due to its historic value and retention of 12 housing units. The site is located in the College Corner Commercial Historic Business District, also known as the Highland Park Historic Business District, in the Highland Park Neighborhood. Both the site and the district were added to the National Register of Historic Places in 1998 for:
 - The association with events that have made a significant contribution to the commercial patterns of Des Moines' history; and
 - The distinctive architectural characteristics from the late 19th and early 20th centuries American Movements.
- Ty Cawley is the owner of 200 Euclid Avenue and Geoparcels 7924-27-233-021, also known as 3520 2nd Avenue, in Des Moines. The property consists of approximately 14,470 square feet and is improved with a three (3)-story mixed-use retail/apartment building. The building is in poor condition and is not habitable. There is also a 1,375 square foot wood pole storage building with metal paneled exterior walls.
- Over the last 12 months, a staff team including representatives from Neighborhood Services, Development Services, Legal, and the Real Estate Division of Engineering have been working through the intricacies of how to acquire the property, especially with encumbrances from cell tower lease agreements.

- In winter 2024, the Office of Economic Development (OED) in the Development Services Department solicited developer proposals. The intent was to plan for a disposition and rehabilitation strategy so that the building will be privately rehabilitated as fast as possible. The potential developer is still engaged with OED as they navigate complex funding options.

PREVIOUS COUNCIL ACTION(S):

Date: August 5, 2024

Roll Call Number: [24-1055](#)

Action: [Acceptance](#) of Real Estate documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue for \$500,000, and authorization to use CDBG funds for acquisition and stabilization. ([Council Communication No. 24-320](#)) Moved by Coleman to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

If renegotiation is successful, a new purchase agreement will be presented to Council for acceptance.

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