

COUNCIL COMMUNICATION



Number:	26-043	Meeting:	February 9, 2026
Agenda Item:	15	Roll Call:	26-0170
Submitted by:	Chris Johansen, Neighborhood Services Department Director; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Acceptance of real estate documents from Viridescent 1656, LLC, MRL Enterprises LLC, and Jose Eduardo Molinero Velazquez for voluntary acquisition of property located at 1656 and 1700 Martin Luther King, Jr. Parkway for \$188,000.

SYNOPSIS:

Recommend acceptance of real estate documents from Viridescent 1656, LLC, MRL Enterprises LLC, and Jose Eduardo Molinero Velazquez for voluntary acquisition of property located at 1656 and 1700 Martin Luther King, Jr. Parkway for \$188,000. This action is required to authorize the purchase of this property. The purchase of this property will not require relocation assistance.

FISCAL IMPACT:

Amount: \$188,000 plus closing costs

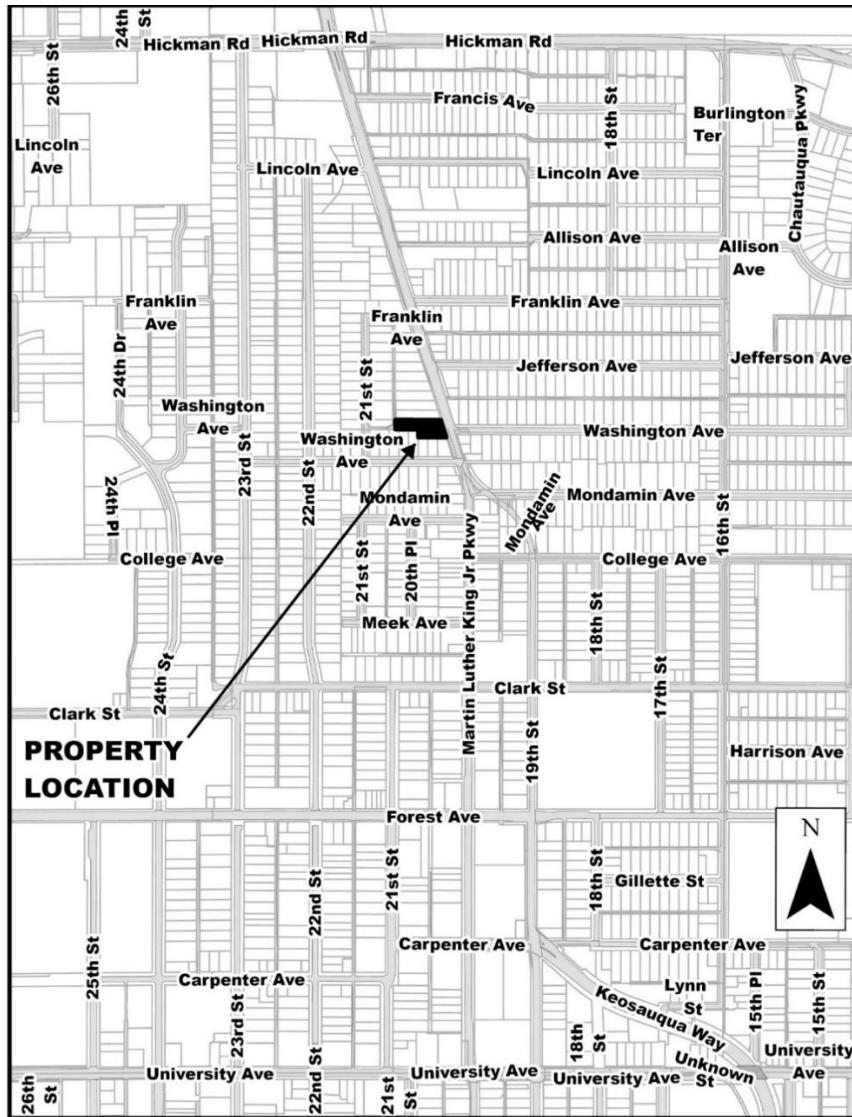
Funding Source: FY 2025-2026 Operating Budget, Neighborhood Services Department, Property Improvement, NS414000, LT201, 527670

ADDITIONAL INFORMATION:

- Viridescent 1656, LLC (Contract Seller), MRL Enterprises LLC (Contract Buyer) and Jose Eduardo Molinero Velazquez (Contract Buyer) are the owners of property located at 1656 and 1700 Martin Luther King, Jr. Parkway, Des Moines, Iowa. The property consists of approximately 17,939 square feet and is improved with a single-family home that is in poor condition.
- The City's Real Estate Division has negotiated a purchase price of \$188,000 for voluntary acquisition of this property, which is equal to the fair market value of the property based on an independent appraisal. The purchase of this property is voluntary will not require relocation assistance.
- Upon acquisition, the City will demolish the structure and hold the properties until the implementation and disposition planning for the Citywide Housing Strategy has been completed.
- The acquisition of 1656 and 1700 Martin Luther King, Jr. Parkway will support a long-term stabilization for a block with issues of deteriorated, abandoned, and vacant property. There are multiple vacant lots from demolitions more than a decade ago. For example, adjacent parcels 2003

and 2009 Washington Avenue are vacant lots that had homes the City demolished through public nuisance actions.

- These properties align with many elements of the Citywide Housing Strategy, primarily General Task 8: Redevelopment of struggling residential blocks near struggling commercial nodes and corridors. Redevelopment near struggling corridors is intended to be higher density than the existing single-family housing. The Citywide Housing Strategy was received and filed July 14, 2025.



PREVIOUS COUNCIL ACTION(S):

Date: July 14, 2025

Roll Call Number: [25-1013](#)

Action: [Receive](#) and file the Des Moines Citywide Housing Strategy with amendments and refer the strategy to the City Manager to direct preparation of individual action items for future Council consideration. ([Council Communication No. 25-273](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Once the concept is more fully developed, a property disposition strategy for future redevelopment will come to City Council.

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