


COUNCIL COMMUNICATION

	Number:	26-158	Meeting:	May 4, 2026
	Agenda Item:	13	Roll Call:	26-0550
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Acceptance of Real Estate Documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue for \$437,064 and authorization to use Community Development Block Grant (CDBG) funds for acquisition and stabilization.

SYNOPSIS:

Recommend acceptance of Real Estate Documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue and Geoparcels 7924-27-233-021, also known as 3520 2nd Avenue for \$437,064. This action is required to authorize purchase of this property from Ty Cawley. The purchase of this property will not require relocation assistance.

FISCAL IMPACT:

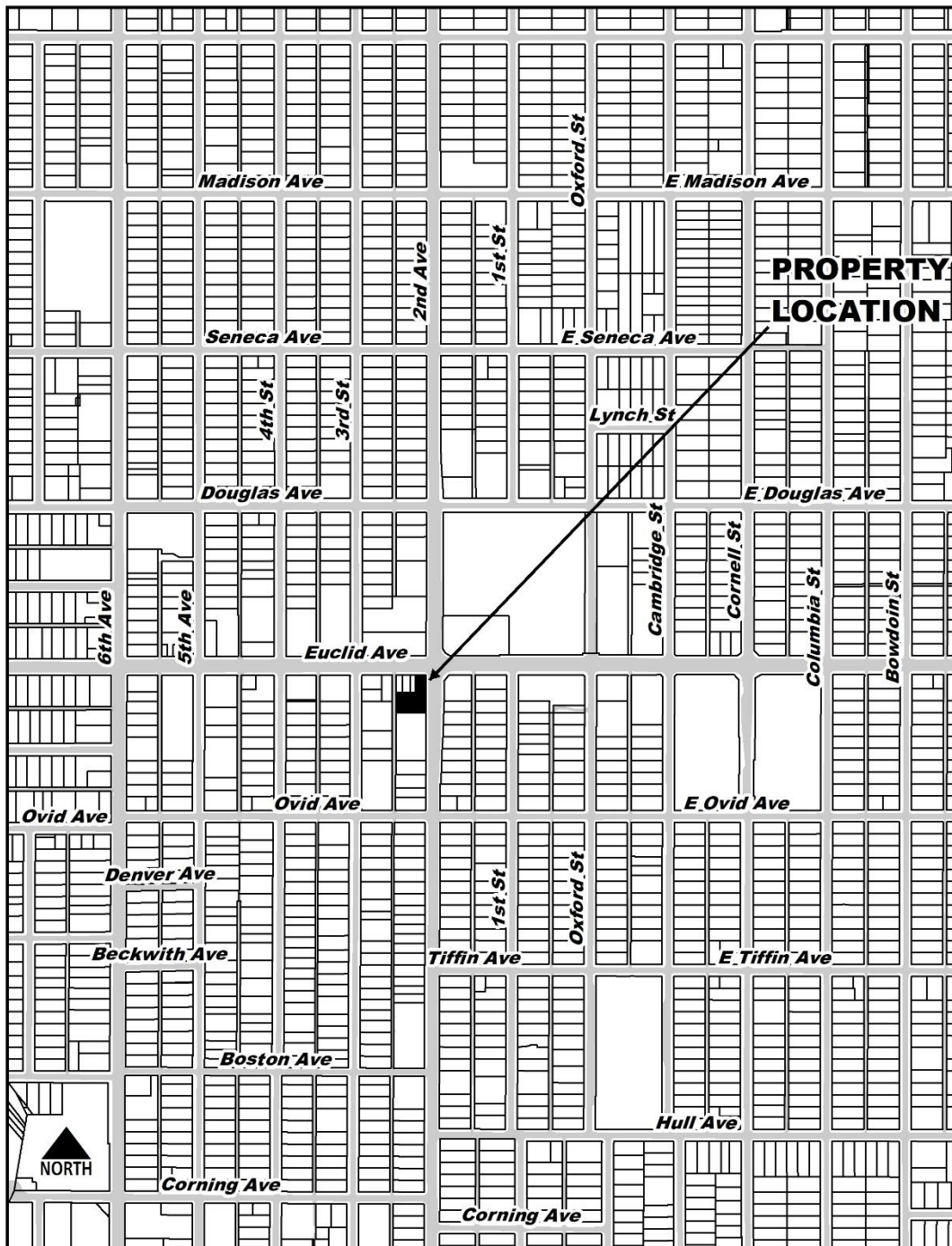
Amount: \$437,064

Funding Source: FY26 Operating Budget, Page 154, Neighborhood Services Department, Special Revenue and Other Funds, CDBG

ADDITIONAL INFORMATION:

- Ty Cawley is the owner of 200 Euclid Avenue and Geoparcels 7924-27-233-021, also known as 3520 2nd Avenue. 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.
- The City's Neighborhood Services Department and Office of Economic Development have negotiated a purchase price of \$437,064 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 will not require relocation assistance.
- The City has interest in acquiring and rehabilitating 200 Euclid Avenue due to its historic value and preservation of existing 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.
- 200 Euclid Ave, which was originally used as the meeting spot for the International Order of Odd Fellows (IOOF), was constructed in 1907. The building was substantially remodeled in 1930, 1947, 1951, 1973-74, and 1996, per the National Register of Historic Places Registration Form.
 - The use of CDBG funds for acquisition and stabilization of a building are eligible expenses because the building is located in an urban renewal area. An urban renewal area, as authorized in Chapter 403 of the Iowa Code, provides the basis for meeting the CDBG program's national objective of addressing area slums or blight.
 - If the City acquires the properties, staff intend to solicit bids for a general contractor or subcontractors to stabilize the property. Ultimately, the City will transfer the project to a developer to complete full rehabilitation. The rehabilitation scope of work would be reviewed and approved under consultation with the State Historic Preservation Office (SHPO) of Iowa.
 - Two cell tower leases will remain against the property as it transitions to City ownership, then to a developer. The monthly income payments from the cell tower leases will not be available to the City or a future developer, but the obligations to maintain the building's structure and capability to physically support the cell towers will remain against the property until the leases expire in October 2048.



PREVIOUS COUNCIL ACTION(S):

Date: November 3, 2025

Roll Call Number: [25-1478](#)

Action: [Termination](#) of real estate documents for acquisition of property located at 200 Euclid Avenue. ([Council Communication No. 25-411](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- In the future, there will be Council actions to transfer the property to an entity experienced in historic rehabilitation.

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