



Roll Call Number

Agenda Item Number

60A

April 11, 2016

Date

Communication from Scott A. Hall, Carney Appleby Law, regarding Kentfield Properties, LLC properties in the vicinity of 3201 Forest.

Moved by _____ to _____

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

60A

Des Moines City Council
400 Robert D. Ray Drive
Des Moines, IA 50309

CARNEY
LAW APPLEBY

March 31, 2016

RE: Proposed 48-Apartment Project on 32nd and Forest / 1410 32nd Street
Property

Dear Honored Council Members,

I represent Mike Kentfield and his entity Kentfield Properties, LLC ("Kentfield"). Kentfield owns dozens of rental properties throughout Des Moines with specific concentration in the Drake University neighborhood. Kentfield owns a multi-residence property located at 1410 32nd Street. See enclosed information from the Polk County Assessor's office. Kentfield has owned the property since 2008, and has rented it to tenants since that time.

Each parcel surrounding Kentfield's property: 3201 Forest, 3211 Forest, 3221 Forest, and 1414 32nd Street, have been purchased over the years by an entity called ND 19 32nd Street Shops, LLC, which, according to the Iowa Secretary of State's most recent biennial report filing is represented by George Schneider, Controller, with its home office located at 218 6th Avenue, Ste 200, Des Moines, IA 50309, home to Nelson Construction and Development ("Nelson").

For many years Nelson has been attempting to build a large apartment complex on the property that completely envelops Kentfield's building. Kentfield has consistently opposed this project because the neighborhood cannot support the project's requisite parking space for such a complex, because building a structure of that size all the way to the corner will cause unsafe blind spots for traffic on both 32nd Street and Forest Avenue, and frankly, because such development will be a detriment both to Kentfield's property and to the lives of his tenants. To date, Nelson has made no offer to purchase Kentfield's property, but they have built a rather large fence on all three sides bordering Kentfield's property, essentially walling it off from their holdings.

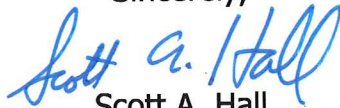
FILED

MAR 31 2016
CLERK
DES MOINES, IA
AM 11:55



I write to you today in response to a published report that you are considering issuing a large amount of tax credits to those wishing to construct this large apartment complex all around Kentfield's land. My clients oppose any and all efforts to build such a complex for the reasons previously stated and set forth in this letter. As many neighbors have voiced, there simply is not room for a complex of this size and its requisite parking, and specifically the rights of Kentfield and his tenants will be the most dramatically infringed upon by such construction.

Sincerely,



Scott A. Hall

hall@carneyappleby.com

Enclosures



60A

Polk County Assessor

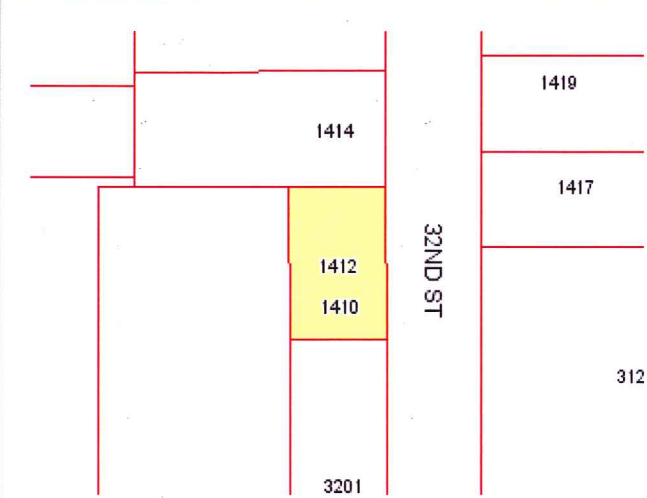
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1410 32ND ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	100/11027-002-000	Geoparcel	7924-32-431-020	Status	Active
School	Des Moines	Nbhd/Pocket	DM55/A	Submarket	Northwest Des Moines
Appraiser	Pat Harmeyer, ICA 515-286-3368				


Map and Current Photos - 1 Record

Click on parcel to get a new listing



[Bigger Map](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2012-04-04 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KENTFIELD PROPERTIES LLC - SERIES 1410 32ND	2015-10-22	15781/19

Legal Description and Mailing Address

N 80F LT 2 RUTLEDGE PLACE	KENTFIELD PROPERTIES LLC 1783 PIERCE ST SAINT CHARLES, IA 50240
---------------------------	-----------------------------------------------------------------------

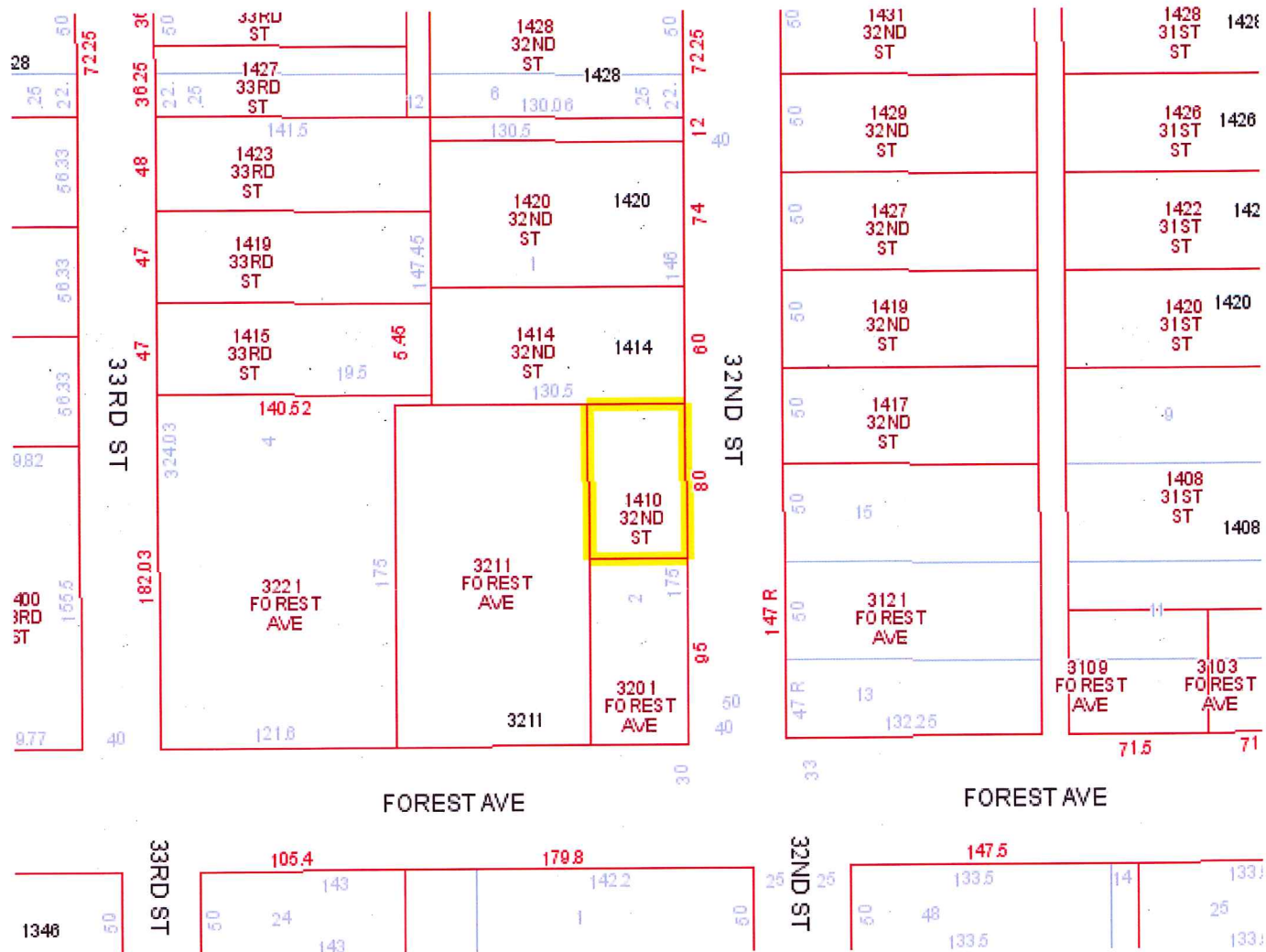
Current Values

Type	Class	Kind	Land	Bldg	Total
2015 Value	Multi-Residential	Full	\$19,000	\$116,000	\$135,000

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-1	Neighborhood Retail Commercial District		Commercial

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)



60A

