



Date January 27, 2025

ACCEPTANCE OF PROPOSAL FROM HOUSING FOR ALL FOR THE REHABILITATION AND REDEVELOPMENT OF 200 EUCLID AVENUE AND AUTHORIZATION TO NEGOTIATE DISPOSITION AND DEVELOPMENT AGREEMENT TERMS

WHEREAS, on August 4, 2024, by Roll Call No. 24-1055, the City Council approved the acceptance of real estate documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue; and

WHEREAS, on September 30, 2024, the Neighborhood Services Department and Development Services Department collaboratively released a Request for Proposals (RFP) for the rehabilitation and redevelopment of 200 Euclid Avenue; and

WHEREAS, proposals were to include two primary elements: 1.) upper-story residential, with at least 51% of those units rented at fair market rates to tenants with incomes at or below 80% of the Area County Median Income for a minimum of 15 years; and 2.) ground-floor commercial uses compatible with the revitalization of the Highland Park business district; and

WHEREAS, three proposals were received by the November 25, 2024 deadline; and

WHEREAS, after reviewing the received proposals, City staff recommends proceeding with the proposal submitted by Housing For All; and

WHEREAS, the proposal includes an interest in entering into an urban renewal development agreement that includes purchasing and redeveloping the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. The proposals received in response to the Request for Proposals are hereby received and filed.
2. The City Manager and/or his designees are hereby authorized and directed to negotiate with the Development Team to prepare a formal agreement for the sale and purchase of the property as part of an Urban Renewal Development Agreement.
3. The City Manager and/or his designees are hereby directed to report back to Council regarding any further required or desired competitive proposal process, the appropriate date for hearing on the proposal sale and development agreement, and any other matters relevant to the disposition and development of this property.

Date January 27, 2025

MOVED by _____ to adopt. SECOND by _____

(Council Communication No. 25- *036*)

FORM APPROVED:

/s/ Gary D. Goudelock Jr.
 Gary D. Goudelock Jr.
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

_____ City Clerk