



Date May 4, 2026

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

WHEREAS, Ty Cawley owns property located at 200 Euclid Avenue and Geoparcels 7924-27-233-021, also known as 3520 2nd Avenue, Des Moines, Iowa (“Property”) and has offered to sell said property to the City of Des Moines; and

WHEREAS, 200 Euclid Avenue is a historic mixed-use building with retail space on the first floor and 12 upper-story housing units that are currently uninhabitable; and

WHEREAS, the City has an interest in acquiring the building to preserve a historic community asset and housing units; and

WHEREAS, on June 9, 2025, by Roll Call No. 25-0863, the City Council approved the 2025-2029 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan; and

WHEREAS, one of the primary components of the 2025-2029 Consolidated Plan is to increase or preserve affordable housing units with Community Development Block Grant (CDBG) funds; and

WHEREAS, the use of CDBG funds to address blighted structures and preserve housing units in urban renewal areas is an eligible activity of the CDBG Program; and

WHEREAS, there are currently charges or impediments to title to be cleared as part of the City’s acquisition of the Property including a claim for auction services related to the sale of the Property and a Mechanic’s lien filed related to work performed on the Property for the benefit of the current Property Owner; and

WHEREAS, the current Property Owner has negotiated settlement amounts for the auction services and the Mechanic’s lien for which the City will receive a release and which will be paid out of proceeds at closing; and

WHEREAS, City staff has negotiated a purchase price of \$437,064 for the voluntary acquisition of the Property, which is equal to the fair market value of the Property based on an independent appraisal and includes payment of the negotiated claims referenced above.

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

1. That the following documents conveying a fee simple property interest to the City, recommended for approval and acceptance by the Neighborhood Services Department and Office of Economic Development and on file in the office of the City Clerk, be and are hereby approved and accepted as follows:

Property Owner: Ty Cawley
 Property Location: 200 Euclid Avenue and Geoparcels 7924-27-233-021, Des Moines, Iowa



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Document Type: Voluntary Offer to Purchase Real Estate and Acceptance
Special Warranty Deed
Consideration: \$437,064.00 Purchase Price

2. That the Finance Director is authorized and directed to issue checks to pay any costs certified by the Legal Department, the Engineering Department, and Neighborhood Services Department, and the Real Estate Division Manager is authorized and directed to obtain the checks, if any, needed to carry out this transaction and to deliver them to the payee(s);
3. That the Real Estate Division of the Engineering Department is directed to obtain the Legal Department’s review and approval of all closing documents prior to closing;
4. That, upon approval by the City Attorney or his designee, the City Clerk is hereby authorized and directed to endorse upon the Deed the approval and acceptance of this Council; the Mayor is authorized and directed to sign the Offer and all necessary real estate documents associated with this acquisition; and the City Clerk is further authorized and directed to deliver the aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices;
5. That the Neighborhood Services Director or his designee and the Procurement Division are authorized to solicit and award a General Contractor or Subcontractors’ bids to stabilize the building, including removal of environmental hazards if necessary, according to the requirements and specifications of the Neighborhood Inspections Division of Neighborhood Services; and
6. That CDBG funding for acquisition and stabilization costs is authorized if the environmental review is approved by HUD.
7. The City Manager or his designee is hereby authorized and directed to execute any release or settlement agreement for the negotiated amounts of the auction fees and mechanics’ lien upon approval by the Legal Department.

(Council Communication No. 26-158)

Moved by _____ to adopt. Second by _____.

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney



Roll Call Number

Agenda Item Number

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Date May 4, 2026

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

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.

Mayor

City Clerk