



**Roll Call Number**

17-1964

**Agenda Item Number**

34

**Date** November 20, 2017

**APPROVAL OF VACANT/ABANDONED RESIDENTIAL PROPERTY REDEVELOPMENT AGREEMENT WITH DSMBLC HOLDINGS, INC. FOR PURCHASE OF LAND AND DUPLEX FOR HOUSING ASSEMBLAGE AT 1074 26<sup>TH</sup> STREET**

**WHEREAS**, the City of Des Moines operates a Vacant/Abandoned Residential Property Redevelopment program for the acquisition, demolition or rehabilitation of abandoned or blighted properties as well as costs associated with any necessary short-term holding costs funded through the Capital Improvements Program to address neighborhood revitalization issues; and

**WHEREAS**, the Drake Neighborhood Plan includes a goal to reduce the density of buildings converted to multi-family; and

**WHEREAS**, on June 13, 2016, by Roll Call No. 16-0961, the City Council approved acquisition of the vacant and abandoned house locally known as 1074 26th Street ("Property") by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, authorized release of all City liens and special assessments in order to encourage housing redevelopment and directed staff to distribute a Request for Proposal (RFP) to developers to acquire and renovate the Property based on a rehabilitation plan; and

**WHEREAS**, after the City acquired the Property by tax sale deed, the City staff distributed a competitive RFP to redevelopers of single family housing in order to select a developer to complete the necessary redevelopment for housing, and DSMBLC Holdings, Inc. responded to the RFP and was selected by the City staff reviewers as the recommended developer for the purpose of said redevelopment; and

**WHEREAS**, on May 8, 2017, by Roll Call No. 17-0817, the City Council approved the conveyance of the Property to DSMBLC Holdings, Inc. in exchange for the purchase price of \$8,431.52 and the in-kind consideration in the form of development of the Property by rehabilitation and/or redevelopment for housing purposes, in accordance with the terms and conditions of the acquisition agreement, Offer to Purchase, and the proposal submitted by DSMBLC Holdings, Inc. and approved by said Roll Call; and

**WHEREAS**, the Property and the adjoining lot, locally known as 2600 Cottage Grove Avenue, have been used and converted to fifteen units of housing without associated off-street parking, which is inconsistent with the current Drake Neighborhood Plan and out of character with the neighborhood; and

**WHEREAS**, DSMBLC Holdings, Inc. has proposed to acquire a portion of the adjoining property at 2600 Cottage Grove Avenue in order to make both properties more conforming and to provide marketable single-family residential use on the Property; and

**WHEREAS**, at its meeting on October 25, 2017, the City of Des Moines Zoning Board of Adjustment approved a request for relief from DSMBLC Holdings, Inc. to allow the Property and the adjoining property to be replatted with a portion of 2600 Cottage Grove Avenue assembled into the Property, conditional upon elimination of two units of housing on the Property and approval of a plat of survey; and



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WHEREAS, the Community Development Department staff and DSMBLC Holdings, Inc., have negotiated an Agreement for Drake Neighborhood Housing Acquisition and Rehabilitation, pursuant to the City's Vacant/Abandoned Residential Property Redevelopment program, to provide \$40,000 to DSMBLC Holdings, LLC for the purchase of additional land from the adjoining property at 2600 Cottage Grove Avenue, and the Community Development Department staff believe that said Agreement and assistance is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the Agreement between the City of Des Moines and DSMBLC Holdings, Inc. for Drake Neighborhood Housing Acquisition and Rehabilitation, as on file in the City Clerk's Office, is hereby approved; the Mayor is authorized and directed to sign said Agreement; and the Community Development Department is authorized and directed to administer said Agreement.

(Council Communication No. 17-784)

MOVED BY Coleman TO ADOPT.

APPROVED AS TO FORM:

Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL (7).

MOTION CARRIED APPROVED T. M. Franklin Mayor

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.

Diane Rauh City Clerk