

Date..... May 8, 2006

REQUEST FROM KEYSTONE CONSTRUCTION, L.C.,
FOR THE WAIVER OF DEMOLITION FEES

WHEREAS, by a prior resolution and roll call on this date, the City Council has approved the assignment of the outstanding tax sale certificates for the parcels described below, to Keystone Construction, L.C., for redevelopment as market rate single-family housing; and,

WHEREAS, each of the parcels described below had a structure that was demolished by the City of Des Moines using Community Development Block Grant (CDBG) funds and a judgment for the demolition costs has been levied against the property in the following amounts:

Address:	800 24th Street	
Assignee:	Keystone Construction LC.	
District/Parcel No.:	030-05362-000-000	
Legal:	Lot 11 Ira P. Wetmores Addition	
DEMOLITION COST:		\$9199.73

Address:	651 27th Street	
Assignee:	Keystone Construction LC	
District/Parcel No.:	030-05625-000-000	
Legal:	Lot 72 Woodland Place	
DEMOLITION COST:		<u>\$9346.12</u>

Total Demolition Costs: **\$18,545.85**

WHEREAS, Keystone Construction, L.C., and the Woodland Heights Neighborhood Association have requested that the City waive and release the judgment levied for demolition costs to assist in the redevelopment of the parcels for single family housing.

MOVED by _____ to receive and file.

NOTE: If the City Council desires to waive the demolition costs, an appropriate motion would be, "to receive and file and to waive the demolition costs on the two parcels, subject to receipt of the tax deed by Keystone Construction, L.C."

(continued)

★ Roll Call Number

Agenda Item Number

54A

Date May 8, 2006

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS			~	
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLISSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....Mayor

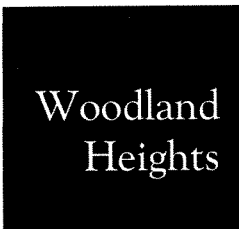
CERTIFICATE

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.

 City Clerk

54A



April 20, 2006

Mr. Larry Hulse
Director,
Department of Community Development
City of Des Moines
602 Robert D. Ray Drive
Des Moines, IA 50309-1881

Re: 651 27th Street,
800 24th Street

Dear Mr. Hulse,

The Woodland Heights Organization is writing in support of Keystone Construction for the acquisition and construction of new homes on the above vacant lots.

We have already worked with Ben Taylor of Keystone, and have developed a good working relationship on similar infill construction projects. Keystone has already built fifteen new and historically correct homes in the Woodland Heights neighborhood, and the membership of our organization has responded favorably to the company's projects. In addition, several of the new owners of Keystone homes have joined the neighborhood organization. These Keystone customers have all indicated strong satisfaction with the quality of Keystone Construction's homes.

Although Keystone Construction will require that demolition costs be forgiven, no other subsidies will be necessary for the construction of these two homes. Both houses will appraise out without subsidy, and both will be sold at market rate.

If you have any further questions, please call me at 277-2944.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Lyla Dozier".

Lyla Dozier
Chair, Housing and Historic District Committee
Woodland Heights Organization

cc: Mary Neiderbach

54A

Keystone Construction
300 1st Ave. S.
Altoona, IA 50009
Ph (515) 957-9905 Fax (515) 967-0484

April 18, 2006

City of Des Moines
Community Development Department
Attn: Mary Neiderbach
602 Robert D. Ray Drive
Des Moines, IA

Ms. Neiderbach,

Keystone Construction, LC is proposing to the City of Des Moines the purchase of the lot located at 651 27th St. in Des Moines. The property is located in the Woodland Heights neighborhood. Keystone Construction proposes to purchase the lot for \$3500.00 from the City of Des Moines. We request that the city waive the demolition costs currently placed on the lot as it is in a historic district.

Keystone Construction, LC has been developing infill homes in Des Moines since 1996. We have successfully worked with the City of Des Moines and the Polk County Housing Trust Fund and built over 100 homes since our inception in 1996.

We propose to market this house with Anne Bickell and Iowa Realty. Anne has helped us sell many of the 100 homes in the past ten years. We will build and sell this home at market rate without any subsidies required from the City of Des Moines for this property.

We intend to build the Hickory 4 plan. Floor plans/elevation and specifications are included with this proposal.

This proposal is contingent upon the tax certificate not being redeemed and approval of plans and specifications by the Woodland Heights neighborhood organization.

Sincerely,



Ben Taylor, President

BDT/ajb