

The Des Moines Register | June 2, 1907, p.18

200 EUCLID AVENUE

Highland Park Odd Fellows Hall

REQUEST FOR PROPOSALS

September 2024

Responses due November 25, 2024

DSM.city/200EuclidRFP



PROJECT SUMMARY

The City of Des Moines is issuing this Request for Proposals (RFP) for the rehabilitation and redevelopment of the historic Highland Park Odd Fellows Hall at 200 Euclid Avenue, Des Moines, Iowa, 50313.

As a result of this process, the City of Des Moines seeks to select a Developer with exceptional experience and demonstrated capability to transform the Highland Park Odd Fellows Hall into a thriving, mixed-used commercial and residential project. The property is anticipated to be sold and transferred to the selected Developer.

The City of Des Moines initiated the process of acquiring 200 Euclid Avenue for multiple reasons. Built in 1907 as the Highland Park Odd Fellows Hall, this property is historically significant and is a contributing structure to the College Corner National Historic District. The building has three full stories, each at 3,520 square feet, and a full unfinished basement. The ground floor has been continually utilized as commercial space while the upper two floors were originally used for office and community/fraternal meeting space. Over time, the two upper stories were converted into twelve apartments. The ground floor remained commercial, with a pawn shop as the most recent tenant. The building is currently vacant and no residential or commercial spaces will have new or existing lease obligations at the time of transfer except for two cellular towers on the roof. These cell tower leases are held by Green State Credit Union will expire in 2027 and 2030.

The City of Des Moines' Neighborhood Inspections Division has identified numerous deficiencies that render the building unfit for occupancy and, if not addressed soon, threaten its long-term stability. In parallel with this Request for Proposals process, the City of Des Moines anticipates directly procuring repair work to address these immediate

deficiencies, in whole or part, before a Developer is selected for a comprehensive building rehabilitation and ownership transfer.

RFP Response Deadline: November 25, 2024 by midnight

Questions may be directed to Breann Bye, Economic Development Project Manager, at 641-521-9340 or bbye@dmgov.org.



The Des Moines Tribune | November 11, 1907, p.6

Open New Lodge Quarters



NEW BUILDING OF HIGHLAND PARK ODD FELLOWS.

It was formally opened last evening with a musical programme and dance. The upper floors are occupied by the lodge, while the first floor is rented.

The Des Moines Register | June 2, 1907, p.18

"This very substantial building and its Odd Fellows Hall represents the maturation of the Highland Park business district and community in general in that this building represented a long-term goal to build a quality fraternal hall in the Park. The scale of the building is unmatched in Des Moines' outlying districts."

- College Corner National Historic District nomination form

OVERVIEW

Neighborhood + Revitalization Context

The Highland Park Business District has a rich history dating back to the late 19th century.

The district emerged as Des Moines expanded northward with the establishment of North Des Moines in 1880. Established as a “streetcar cities” in the late 1880s century, developers extended this growth across the Des Moines River, establishing Highland Park and Oak Park as independent communities within Polk County. Developers built a bridge at 6th Avenue, a zoo on the river lowlands, and Highland Park College, a non-denominational institution, at the northeast corner of 2nd and Euclid Avenues. The bridge made 6th Avenue a major farm-to-city road, and the business district soon flourished with banks, fraternal halls, a fire station, post office, local newspapers, department stores, and various retail stores.

In the early 1900s, both Highland Park and Oak Park were annexed by the City of Des Moines, integrating them into the larger urban framework. This historical development helped shape the unique character and community spirit of the area. The district's architecture, primarily brick commercial structures built

from the early 1890s to just after World War II, reflects the economic vitality of the area during that period.

Recent revitalization efforts in the Highland Park Business District have brought significant positive changes to the area. Reflecting the momentum of reinvestment, one notable project currenting in the planning phase is a mixed-use building at the southwest corner of 6th and Euclid Avenues, which will include apartments, a restaurant, and retail space. Additionally, the district has seen a surge in new businesses, with six new establishments, including a bookstore and a bridal shop, recently opening. The introduction of thirteen new restaurants, bars, and shops further underscores the district's transformation. These revitalization efforts have not only attracted new businesses but also increased demand for housing, contributing to the area's economic growth and community development. The ongoing projects and investments highlight the district's potential as a thriving commercial and residential area, making it a desirable destination for both residents and visitors.

Highland Park Business District in the 1930s, 16 mm film



Locational Amenities

Highland Park offers a range of locational benefits that make it an attractive place to live, work, and visit.

Proximity to Downtown Des Moines

- **Convenient Access:** Highland Park is just a short drive from downtown Des Moines, providing easy access to the City's business district, cultural attractions, and entertainment venues.

Residential Appeal

- **Affordable Housing:** The neighborhood features a mix of affordable single-family homes and apartment complexes, making it accessible for a wide range of residents.
- **Community Feel:** Highland Park offers a neighborhood feel with a strong sense of community, making it a popular choice for families and individuals seeking a quieter, more residential environment.

Amenities and Services

- **Local Businesses:** The area is home to a variety of shops, restaurants, and services, contributing to a vibrant local economy and providing residents with convenient access to daily necessities. This appeal continues to grow as the area thrives while also attracting a broader customer base.
- **Educational Institutions:** Proximity to schools and educational facilities, including Oak Park Elementary, Harding Middle School, and Grand View University, makes it an ideal location for families with children.

Recreational Opportunities

- **Parks and Green Spaces:** Highland Park boasts several parks and recreational areas, including McHenry Park, Riverview Park, Birdland Park, and Union Park, offering residents ample opportunities for outdoor activities and relaxation.
- **Scenic Environment:** The neighborhood's location near the Des Moines River and various parks provides a scenic and tranquil setting for residents.

Historical and Cultural Significance

- **Historic District:** The College Corner Commercial District and the Highland Park Business District to the west are listed on the National Register of Historic Places, preserving its rich architectural and cultural heritage.
- **Community Events:** The area hosts various community events and activities, fostering a strong sense of local identity and engagement.

Transportation and Connectivity

- **Public Transit:** Highland Park is well-served by public transportation, making it easy for residents to commute to other parts of the City.
- **Major Roads:** The neighborhood's location along major roads like Euclid Avenue, 2nd Avenue, and 6th Avenue ensures good connectivity to other parts of Des Moines and beyond. A major capital improvement project will permanently transform Euclid Avenue from four lanes to three lanes between 12th Street and 2nd Avenue, with one lane in each direction and a center turning lane. This change is designed to improve pedestrian safety, reduce traffic speeds, and enhance overall traffic flow. Additionally, the project includes the addition of parking spaces on both sides of the road, which is expected to benefit local businesses by providing more convenient access for customers.

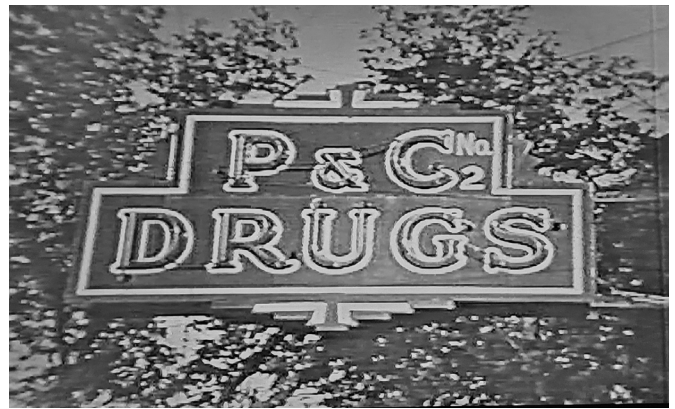
These locational benefits will only strengthen Highland Park's appeal as a desirable neighborhood for those looking to enjoy a balanced lifestyle with access to urban amenities, and strong community feel, and plenty of recreational opportunities.

Building History

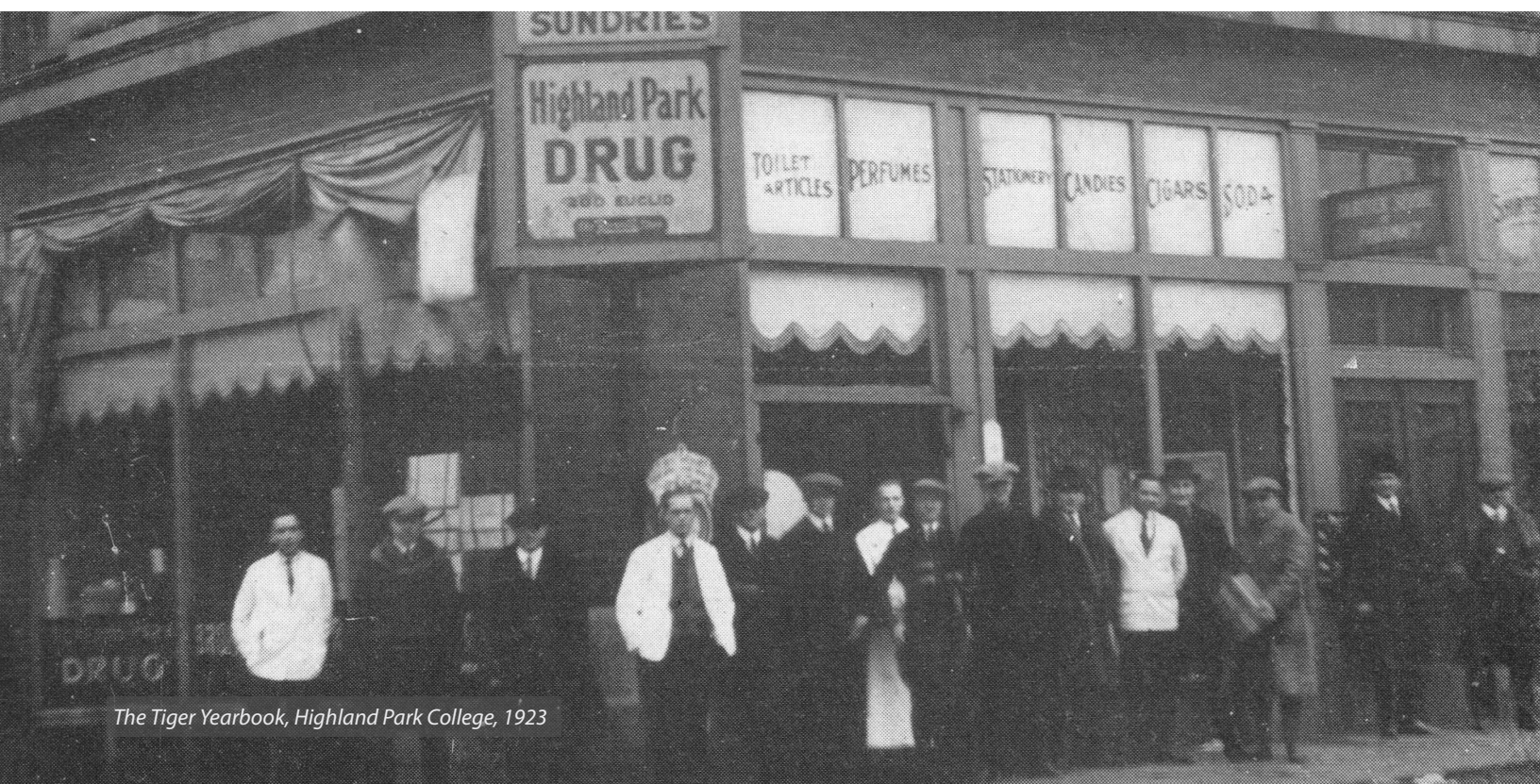
The Highland Park Odd Fellows Hall is an historic three-story building constructed in 1907. Originally serving as the local meeting spot for the International Order of Odd Fellows (I.O.O.F.), it was the tallest building in Des Moines outside the central business district at the time. This area was historically significant due to its proximity to Highland Park College, later known as Des Moines University, and the University of Lawsonsomy, which once occupied the site now home to Park Fair Mall. Over the years, the building has undergone multiple conversions, including apartments and business spaces, which have altered much of its original lodge hall and office interiors.

After months of construction progress documented in local newspapers, the building's cornerstone was dedicated on June 2, 1907. Over 500 statewide Odd Fellows met at the Knights of Pythias Hall at 6th and Euclid and formed a procession to a flag-bedecked stage at this location.

The building housed at least one major institution (Babcock's School of Chemistry and Pharmacy) with links to the Highland Park College. It also provided classroom space on occasion for college music classes and the like. The hall in this building served as the community meeting place when the effort was made in 1912 to lay a more direct streetcar line up Sixth Avenue. One of the earliest ground floor tenants was a pharmacy, which survived in various iterations until the 1970s.



Highland Park Business District in the 1930s, 16 mm film



The Tiger Yearbook, Highland Park College, 1923

Underneath the non-historic exterior paint, the original brickwork is dark brown and a light brownish gray limestone contrasts with the wall masses. The primary building façade is oriented north to Euclid. Square cut pylons or pilasters project beyond recessed wall/window panels to form the exterior wall surfaces, with three such full-length bays on the front and five on the east side. The original full-length windows were paired on each floor. The brickwork between the floors and elsewhere is otherwise plain and unadorned.

The original double storefront was initially defined by a centered main entrance to the upper floors and lodge. This has been structurally eliminated and replaced with a single side door entrance which serviced the apartments. The windows have been reduced to half size with overhead infills. The storefront itself has been replaced or covered and mansard-like canopy added to both facades.

This is a contributing building to the National Historic District despite its repainting, the reduction of its upper window openings and the alteration of its storefront and loss of its original central entrance (to the upper floors). It serves as a visual anchor and landmark, defining the east end of the larger Highland Park business district and it represents yet another of the many architect-designed buildings in the Park, this one designed by Liebke, Nourse & Rasmussen. The removal of the mansard canopy would likely reveal an imposing historical storefront.

**This building history description has been adapted in part or whole from the College Corner Commercial National Historic District nomination form prepared by James E. Jacobsen as certified by the National Park Service on April 23, 1998.*



BOB NANDELL/THE REGISTER

Odd Fellows Hall at Second and Euclid avenues is being painted "Florida colors" by its owner.

DEVELOPMENT STRATEGY

The City of Des Moines is utilizing Community Development Block Grant (CDBG) funds to acquire the property. All project concepts must include residential units, with at least 51% of those units rented at fair market rates, as established in the table below, and rented to tenants with incomes at or below 80% of the Area County Median Income (AMI) level. This affordability period will be in place for a minimum of fifteen years. Although the second and third floors are currently configured into twelve apartment units, proposals could include apartment configurations which reduce the total number of units but create units with more than one bedroom. Additional commercial space is a priority along the Euclid Avenue corridor and all proposals must maintain a commercial component on the entirety of the ground floor. Within this framework, all respondents are encouraged to be creative in their project approach. The rehabilitation project must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as all federal Community Development Block Grant program requirements. Please note, Fair Market Rents and Income Limits are updated annually.

FY 2025 Fair Market Rents by Unit Bedrooms Des Moines-West Des Moines, IA HUD Metro FMR Area

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$954	\$1,017	\$1,216	\$1,632	\$1,638

Median Household Income Des Moines MSA/Polk County (Effective 6/1/24)

Household Size	80% Income
1	\$63,300
2	\$72,350
3	\$81,400
4	\$90,400
5	\$97,650
6	\$104,900

Because the property is a contributing structure to the College Corner Commercial National Historic District, it is eligible for state and federal historic tax credit consideration. Additional redevelopment incentives may include the State of Iowa Brownfields Redevelopment Program and City of Des Moines Tax Increment Finance funds or Tax Abatement. The City of Des Moines is currently pursuing Local Historic Landmark designation for the property.

EXISTING CONDITIONS

200 Euclid Avenue is in stable, but deteriorating, physical condition. Multiple deficiencies have been identified by City of Des Moines Neighborhood Inspections Division staff and need to be addressed as quickly as possible (report attached). In parallel with this Request for Proposals process, the City of Des Moines anticipates directly procuring repair work to address these immediate deficiencies, in whole or part, before a Developer is selected for a comprehensive building rehabilitation and ownership transfer.

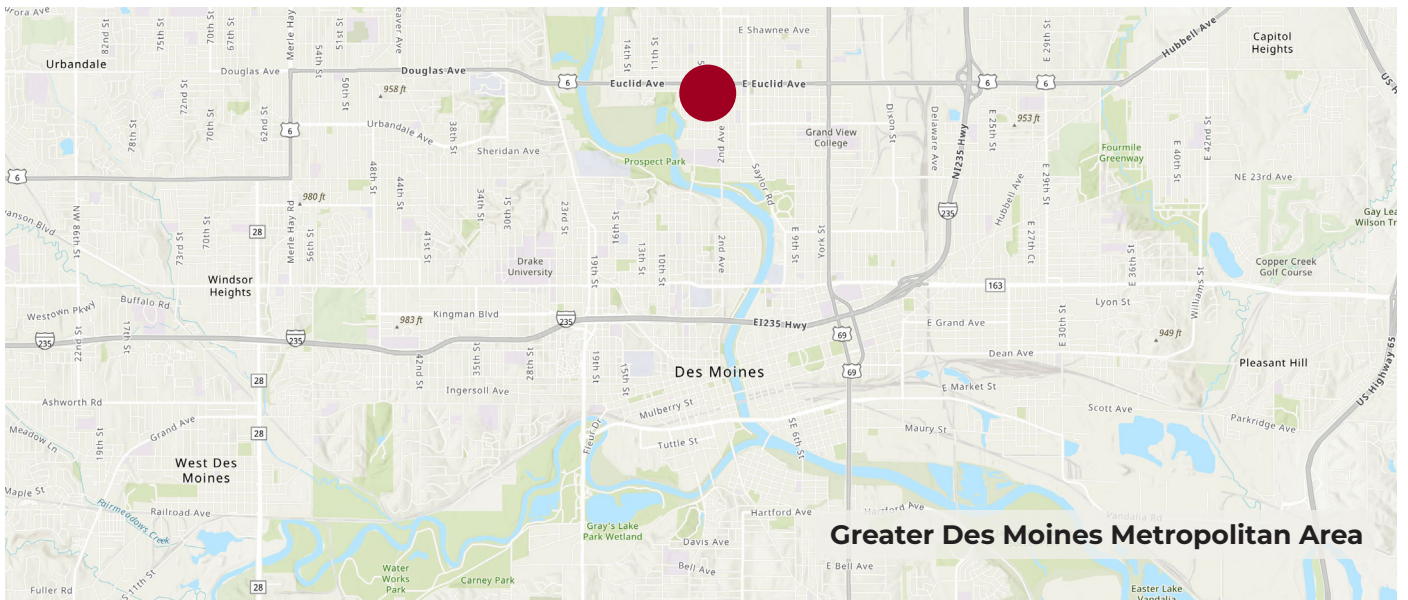
The property contains two parcels with one building on each parcel. The primary parcel along Euclid Avenue includes a three-story structure built in 1907 containing 3,520 square feet on each level. It includes a full unfinished basement. The second parcel is in the rear of the 1907 building and contains one metal clad garage structure built in 2004.

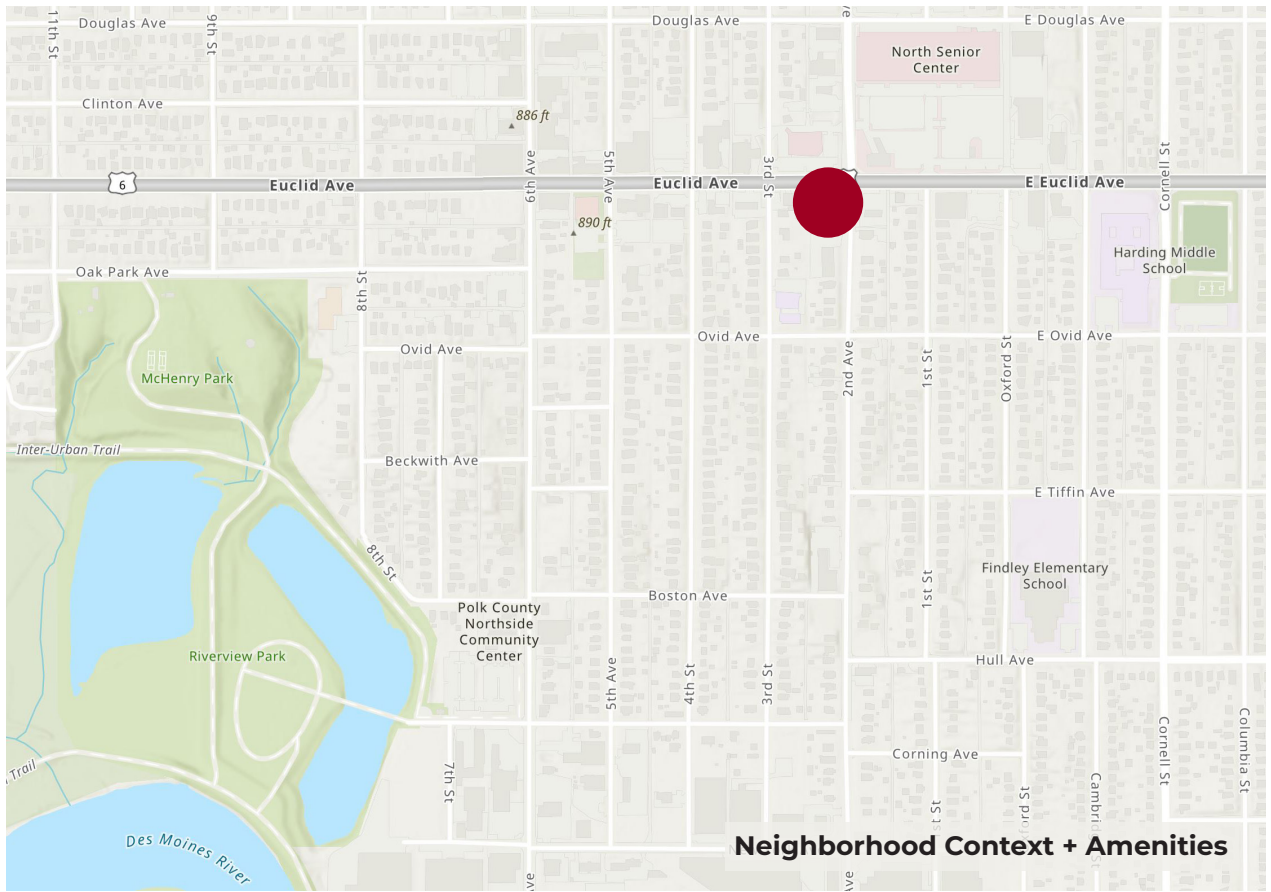
Both parcels have an address of 200 Euclid. Additional property information can be found on the Polk County Assessor's website at Polk County Assessor 070/02079-004-000 and Polk County Assessor 070/02079-005-000.

Both parcels of the property are zoned MX3 Mixed Use District. MX3 is intended for mixed-use nodes and corridors within the City, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale. For information about allowable uses in an MX3 district, visit [Document Viewer | Zoning Ordinance \(encodeplus.com\)](http://Document Viewer | Zoning Ordinance (encodeplus.com)).

An independent commercial appraisal has been conducted and determined the fair market value of the property to be \$500,000. A copy of the appraisal is available upon request.

The following images provide a preliminary overview of the project site and existing building conditions. The red dot indicates property location.



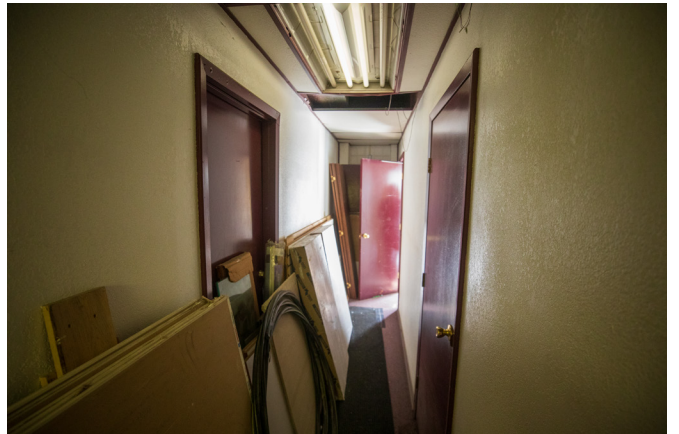
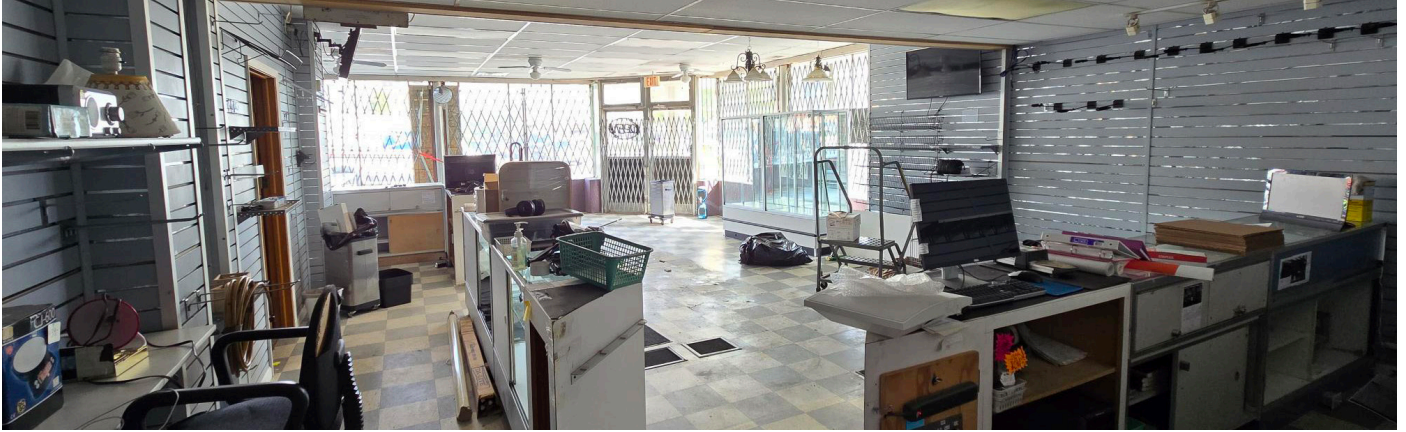




200 Euclid Avenue Exterior | Looking southwest (top) + southeast (bottom)



200 Euclid Avenue Exterior
North facade (top left)
North facade corner detail (top right)
South facade (bottom left)
Rear metal building (bottom right)



200 Euclid Avenue Interior | First Floor





200 Euclid Avenue Interior | Second Floor



200 Euclid Avenue Interior | Third Floor

FORM OF RESPONSE + EVALUATION

Submission Requirements

Transmittal Letter

- Letter that identifies the lead organization, primary contact person, and contact information for the team or other partners.

Project Understanding and Approach

- Statement of interest demonstrating a commitment to the vision and objectives of the project.
- Statement describing an overall concept that integrates design/rehabilitation, programming, and operations, including the contribution of the project to public benefits.

Project Leadership and Team

- Identification of lead organization, partners, and team firms or organizations, including description and location for each firm/organization, and any MBE/WBE designations.

Statement of Experience and Qualifications

- Developer qualifications and experience: examples of similar size/type of project in similar settings, including project description, project cost, financing strategy, size, location, year, role, public/private partnerships, if any, and development contact information and/or website.
- Demonstrated experience in leading historic rehabilitation projects using the Secretary of the Interior's Standards for Rehabilitation is required. Experience with State and Federal Historic Tax Credits is preferred and should be noted. Experience developing affordable housing units is preferred and should be noted.

Financial Approach

- Proposed sources and uses. Sources and uses do not need to be confirmed at time of submission, but confirmation will be required before any legally enforceable agreements are created.
- A qualitative discussion of an approach to finance the rehabilitation and ongoing operations, including any innovative revenue strategies that reflect the mixed-use character of the property.

Timeline

- Construction timeline showing major milestones after conveyance, including date by which building rehabilitation will be complete and date by which commercial and residential units will be in service.



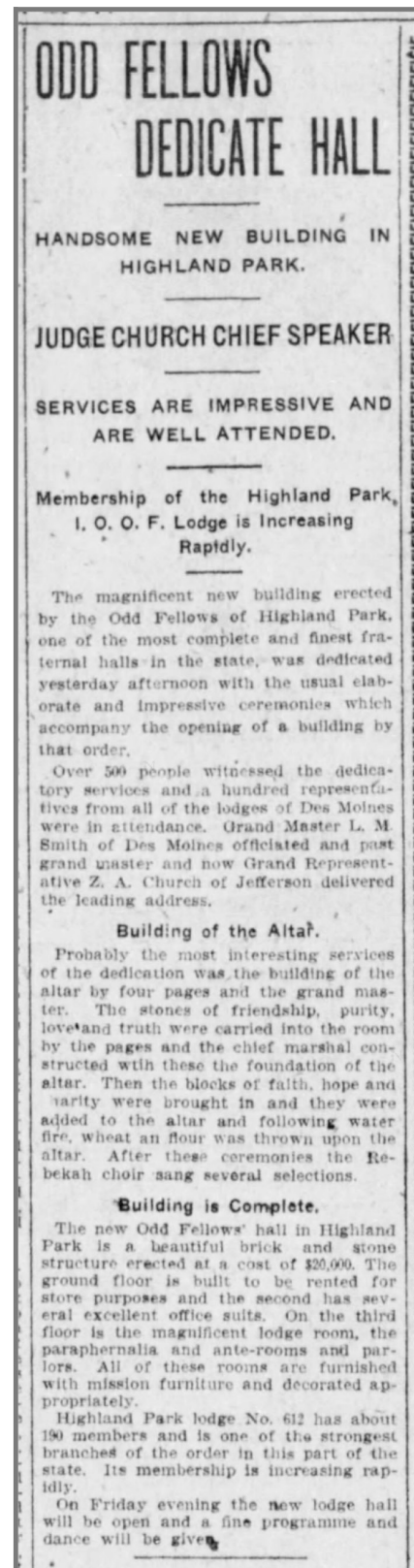
The Des Moines Tribune | September 26, 1916, p.7

Evaluation of Proposals

City staff will consider all submissions and make a final recommendation to the City Council on one or more concepts to be further developed into a specific proposal. City staff and the selected developer will then negotiate an agreement for purchase and rehabilitation/redevelopment of the property. The developer-initiated proposal will be considered for approval by the City Council in conformance with competitive disposition requirements consistent with City policy and as required by Iowa law.

A staff team lead by the Office of Economic Development and including representatives from key City departments will thoughtfully review the proposals and make a recommendation to City Council. The team will consider the following criteria:

- Development team track record and demonstrated financing capacity/abilities
- Historic preservation experience and sensitivity. Proposals must preserve character-defining features and materials and return the exterior and storefronts to a more historically appropriate condition. Rehabilitation plans must follow the Secretary of Interior's Standards for the Treatment of Historic Properties.
- Long-term value added to the property and surrounding neighborhood
- Intrigue of the proposal – what standout qualities/components are proposed?
- Programming proposed for the ground floor commercial spaces and how they relate to existing revitalization and activation efforts in the surrounding commercial district
- Viability of the proposal
- Definition of the proposal – level of detail



*The Des Moines Register
November 11, 1907, p.5*

Key Dates

The City of Des Moines will utilize the following dates as a guide for this Request for Proposals process and the selection of a Developer for the property located at 200 Euclid Avenue.

September 30, 2024 | Request for Proposals initiated

October 15, 2024, 5pm – 7pm | Open house for interested developers at 200 Euclid Avenue

November 25, 2024 | Deadline to submit proposals to the City of Des Moines

December 23, 2024 | Neighborhood Services and Development Services will recommend proposal(s) for City Council consideration and potential approval

The City of Des Moines reserves the right to modify these dates, as needed. All potential respondents who have registered their interest with the primary project contact via email will be notified via email of any changes.





The Piper Yearbook, Highland Park College

Inquiries + Project Contact

All inquiries concerning this RFP must be addressed to the following primary project contact:

Breann Bye
Economic Development Project Manager
641-521-9340 | bbye@dmgov.org

Interested respondents should provide contact information to the City of Des Moines to ensure they receive any addenda, changes, and notice of tours. It is the responsibility of respondents to obtain all information pertaining to this RFP.

Prospective respondents should note that all questions, requests for clarifications and exceptions including those relating to the terms and conditions of the contract must be submitted in writing, and e-mail is preferred. Submission in any other form may be ignored. Answers to all questions of a substantive nature will be provided to all prospective respondents in the form of an addendum to this RFP.

Submissions are due via email on the date indicated above and must be submitted to the contact below. Any response received after the time specified will be considered a late response.

GENERAL TERMS + CONDITIONS

Acceptance/Rejection/Withdrawals of Proposals. The City of Des Moines reserves the right to amend or modify the RFP at any time during the RFP process, prior to the date and time which responses are due. All amendments and modifications will be posted on the City's project website at DSM.city/200EuclidRFP in the form of an Addendum and emailed to interested parties who have provided their contact information before the submission deadline.

The City of Des Moines reserves the right, at its sole discretion, to reject any or all proposals or parts of any and all proposals; re-advertise this RFP; postpone or cancel, at any time, this RFP process; or waive any irregularities in the RFP or in the proposals received as a result of this RFP; all as may be deemed necessary to be in the best interest of the City of Des Moines, subject to applicable law. A late response shall not be considered for award unless the City of Des Moines determines that it is in the best interests of the City of Des Moines and the project to do so.

The City of Des Moines may issue a new RFP with project modifications based on information learned from an initial round or other changing circumstances or may terminate or suspend the solicitation process at any time. The City of Des Moines reserves the right to reject all submissions, or to cancel this procurement at any time.

Any and all subsequent contracts related to this project will be between the City of Des Moines and the selected Developer.

CDBG Requirements Summary

CDBG funds were used by the City to purchase the building. Additional CDBG or other grant funds may be available for construction gaps, especially for abatement of environmental hazards. A summary of requirements is below.

- Environmental review and hazards: Testing and abatement, if necessary, of lead-based paint and asbestos will be required. Radon testing and mitigation, if necessary, will be required. The City's federal environmental review process has already been completed; therefore, there will be no choice-limiting actions. Also, a Phase I Environmental Assessment has been completed and is available.
- 51% of residential units must be affordable to households at the 80% AMI level. Documentation of tenants' income will be required at lease up.
- Cost allocation of CDBG funds. The percentage of CDBG funds needed for the project should be comparable to the required affordable units as part of the total project cost. For example, if 1/3 of project costs are attributable to the required, documented affordable units, and total project costs are \$3 million, potential CDBG assistance would not exceed \$1 million.
- Federal wages (i.e. Davis-Bacon) will be required if CDBG funds are requested and needed for rehabilitation work.
- If CDBG funds are requested and needed for rehabilitation work, the developer must obtain or maintain UEI number from sam.gov by the time of award in order to qualify for federal funding.
- A 15-year restrictive covenant to maintain affordability of reserved units will be placed against the property.

RFP Response Deadline: November 25, 2024 by midnight



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

Case Number: NUIS-2023-000191	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/07/2023
	Date of Notice: 09/12/2023
	Date of Inspection: 08/25/2023

Address of Property: **200 EUCLID AVE, DES MOINES IA 50313**
 Parcel Number: **792427233020**

Legal Description: **COM NE COR LT 1 THN W 46F S 82.43F E 17F S 0.9F E 29F TO E LN LT 2 N 83.33F TO POB BLK 26 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	Vacate the structure.	10/24/2023
<p>60-192(12) - Unsafe and Dangerous Structure or Premise Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	10/24/2023
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.	10/24/2023
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	10/24/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(2) - Unsafe and Dangerous Structure or Premise The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	10/24/2023
<p>60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/24/2023
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/24/2023
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/24/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	<p>10/24/2023</p>
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>10/24/2023</p>
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/24/2023</p>
<p>60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>10/24/2023</p>

Violation	Corrective Action	Compliance Due Date
60-192(9) - Unsafe and Dangerous Structure or Premise Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	10/24/2023
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	10/24/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org