



Roll Call Number

15-0931

Agenda Item Number

39 ✓

Date June 8, 2015

APPROVING REQUEST TO POLK COUNTY TREASURER, AND APPROVING AGREEMENTS WITH GREATER DES MOINES HABITAT FOR HUMANITY INC., NFC PROPERTIES LLC, AND HOME OPPORTUNITIES MADE EASY INC., FOR ASSIGNMENT OF TAX SALE CERTIFICATES FOR VARIOUS PROPERTIES FOR REHABILITATION OF HOUSING

WHEREAS, Iowa Code Section 446.19A permits cities to acquire tax sale certificates for vacant lots and for abandoned property assessed as residential property or as commercial multi-family property at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the certificate holder of the amount then due to redeem the certificate, and to further assign said certificates, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and the development of vacant lots for residential use; and

WHEREAS, the parcels described below, all assessed and zoned residentially, have all been found to be public nuisance properties that are vacant and in violation of the City’s Building Code for a period in excess of six consecutive months in accordance with the requirements of Iowa Code Section 446.19A, and are expected to be sold at tax sale in June 2015 for nonpayment of taxes; and

WHEREAS, City Community Development Department staff is recommending that the City make a request to the Polk County Treasurer and take assignment of the tax sale certificates in accordance with Iowa Code Section 446.19A, in order for the certificates to be further assigned by agreement to the non-profit organizations listed below for rehabilitation or redevelopment of the properties for housing purposes; and

WHEREAS, Greater Des Moines Habitat for Humanity, Inc. (“Habitat”), represented by Lance Henning, Executive Director, has offered to redevelop the parcels described as follows for housing if the City will acquire and assign the tax sale certificates for the parcels to Habitat:

Des Moines Property Addresses:

2612 Scott Avenue; 2607 Shaw Street; 2517 Shaw Street; 1316 Laurel Street; 2030 Meek Avenue; 1601 21st Street; 1083 25th Street; 1149 21st Street; 2935 Walker Street; 2527 Logan Avenue; 1820 E. 24th Street; 1271 E. 34th Street; 1245 E. 36th Court; 1234 E. 36th Court; 1624 12th Street; 1758 Cleveland Avenue; 1343 McCormick Street; 2330 Bennett Avenue; 1965 Lincoln Avenue; 1235 3rd Street; 223 Watson Avenue; 215 Arthur Avenue; 050/02574-000-000; 050/02573-000-000; 050/02572-000-000; 050/02571-000-000; 050/03004-000-000; 080/02584-000-000; 060/05485-003-000; 060/05847-000-000; 050/00459-001-000; 050/00460-001-000.

WHEREAS, NFC Properties LLC (“NFC”), represented by Stephanie Preusch, Executive Director, has offered to redevelop the parcels described as follows for housing if the City will acquire and assign the tax sale certificates for the parcels to NFC:

Des Moines Property Addresses:

3220 Indianapolis Avenue; 1520 32nd Street; 060/09328-001-000; 060/09328-004-000; 060/09329-005-000; 060/09331-001-007; 090/07461-000-000.

WHEREAS, Home Opportunities Made Easy, Inc. (“HOME, Inc.”), represented by Pam Carmichael, Executive Director, has offered to redevelop the real property locally known as 1334 E. 13th Street for housing if the City will acquire and assign the tax sale certificate for the parcel to HOME, Inc.

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

1. The assignment of the tax sale certificates and the Agreements now on file in the office of the City Clerk, by and between the City and Greater Des Moines Habitat for Humanity, Inc., the City and NFC Properties LLC, and the City and Home Opportunities Made Easy, Inc., whereby the City agrees to assign the tax sale certificates for the parcels described above to each respective non-profit organization in consideration of each organization's undertakings to rehabilitate or redevelop the parcels for owner-occupied housing, are hereby approved.
2. The Mayor is hereby authorized and directed to sign the Agreements on behalf of the City of Des Moines.
3. Upon full execution of the Agreements, the City Manager or his designee are authorized and directed to execute and submit an affidavit to the Polk County Treasurer requesting that the tax sale certificates for all properties described above be assigned to the City of Des Moines in accordance with Iowa Code Section 446.19A, and the City Manager or his designee are hereby further authorized and directed to execute the Assignments of such tax sale certificate(s) to the respective non-profit organizations identified above on behalf of the City of Des Moines as provided in said Agreements.

(Council Communication No. 15- 287)

MOVED by Gatto to adopt.

APPROVED AS TO FORM:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
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