

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 25, 2013
	Agenda Item No. 12 Roll Call No. <u>13-0448</u> Communication No. <u>13-130</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Waiver of City’s special assessments and inspection fees to allow for rehabilitation of the property at 1823 Clark Street by NFC Properties, LLC.

SYNOPSIS:

The NFC Properties, LLC has received the donation of a property at 1823 Clark Street, which is in need of rehabilitation. The waiver of City special assessments will lower the cost of rehabilitation and make the home more affordable for a homeowner. The NFC Properties, LLC is a non-profit development arm of the Neighborhood Finance Corporation (NFC), 1912 6th Avenue, Des Moines, IA 50314.

FISCAL IMPACT:

Amount: \$1191.63 plus interest costs and collection fees.

Funding Source: SP020 CDD049900 CDBG2011019 Property Clean-up
EN301 PWK071600 Storm Water
EN151 PWK100101 Solid Waste

ADDITIONAL INFORMATION:

NFC Properties, LLC is a development arm of the NFC. Holly Olson is the Executive Director. They are involved in rehabilitation and redevelopment of housing throughout the low- and moderate-income areas of the city.

A tax sale certificate buyer recently donated the house at 1823 Clark to the NFC Properties, LLC. A title search on the property revealed a number of special assessments from the City, Des Moines Water Works, and the Polk County Weed Commissioner. The house is located on a visible corner of 19th and Clark and its rehabilitation will improve the appearance of the corridor as well as provide an opportunity for affordable homeownership for a family.

NFC Properties, LLC will immediately begin clean-up of the exterior of the house and yard. Rehabilitation of the house will begin this summer. The NFC is also looking at acquiring an abandoned house at 1819 Clark Street, directly to the east of 1823 Clark. Unfortunately, that house is not a candidate for rehabilitation so the NFC is in the process of evaluating costs of acquisition, demolition, and possibly adding the lot at 1819 Clark to the house at 1823 Clark.

The NFC Properties, LLC currently has 1702 Forest Avenue under construction. The City Council waived special assessments for that property by Roll Call No. 12-0896 on June 11, 2012.

PREVIOUS COUNCIL ACTION(S):

Date: June 11, 2012

Roll Call Number: 12-0896

Action: Waiver of City's Special Assessments and City Inspection Fees to all for redevelopment of the parcel at 1702 Forest Avenue. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Possible future action on fees owed the City at 1819 Clark.

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