

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 5, 2016
	Agenda Item No.	24
	Roll Call No.	<u>16-2065</u>
	Communication No.	<u>16-681</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Set Hearing for conveyance of City-owned Property Located at 3018 York Street to Greater Des Moines Habitat for Humanity, Inc. (Habitat).

SYNOPSIS:

This action schedules a Date of Public Hearing for the sale of a vacant lot for redevelopment of single-family affordable housing. (Lance Henning President/Executive Director, 2200 E. Euclid Avenue, Des Moines, IA 50317, 515 471-8686).

On September 28, 2015 by Roll Call 15-1619, the City Legal Department was authorized and directed to begin the acquisition of the vacant lot at 3018 York Street with the intention to resell the lot for the purpose of redeveloping housing.

FISCAL IMPACT:

Amount: Approximately \$18,000 in costs of special assessments, Fair Market Value of \$4800.

Funding Source: Nuisance Abatement Costs (BHNAC), CDBO1914; Storm Water Utility Fee PW247413; Sanitary Sewer Rental Fee, PW247411

ADDITIONAL INFORMATION:

- The property has been a detriment to other houses on the street and in the neighborhood for several years. If the property can be redeveloped it will help with neighborhood revitalization and build new tax base.
- The house is the site of a former public nuisance property which was demolished by the City of Des Moines.
- The lot was originally called to the City's attention as suitable for redevelopment by Habitat in 2014. It was determined the lot had too much in delinquent taxes and special assessments for the non-profit to develop economically. Habitat asked the City to acquire the property so that delinquent taxes could be released.
- Per Roll Call 15-1619 on September 28, 2015, the City Legal Department was directed to begin the acquisition process by notifying anyone with an interest in the property of the City's intention to take tax deed and then filing an affidavit of notice with the Polk County Treasurer's Office.

- The 90-day notification period has expired and the City must take deed by January of 2017. After taking ownership, City staff will ensure delinquent special assessments and taxes have been abated prior to transferring ownership to Habitat. This abatement requires action by the Polk County Board of Supervisors as well as the Des Moines Water Works. The City will also release any outstanding special assessments per Roll Call 15-1619 on September 28, 2015.
- Habitat has submitted a Developer Initiated proposal for the lot. Staff accepted the proposal rather than distributing a Request for Proposal because Habitat was to originally acquire the property through the tax sale certificate process until it was determined economically infeasible to develop without releasing all outstanding taxes and special assessments.
- Habitat intends to develop the vacant lot for a low-income homebuyer in 2018. No City funds have been allocated to the development of the project and Habitat has not made such a request at this time.

PREVIOUS COUNCIL ACTION(S):

Date: September 28, 2015

Roll Call Number: [15-1619](#)

Action: [Amending](#) Agreements for assignment of four (4) tax sale certificates to nonprofit entities, approval of City acquisition of properties through tax deed, and authorization to request release of property taxes, special assessments, and all City liens and special assessments in order to encourage housing redevelopment. ([Council Communication No. 15-513](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold public hearing on conveyance on December 19, 2016.

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