

 <div style="text-align: center;"> <h1 style="margin: 0;">Council Communication</h1> <p style="margin: 0;">Office of the City Manager</p> </div>	Date: April 3, 2017
	Agenda Item No. 26 Roll Call No. <u>17-0590</u> Communication No. <u>17-317</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Re-authorization to distribute Request for Proposal (RFP) for new construction of single-family housing for 911 25th Street.

SYNOPSIS:

- On June 13, 2016 by Roll Call No. 16-0962, the City Council authorized:
 - Submitting an affidavit to the Polk County Board of Supervisors requesting that the tax sale certificate for the property held by Polk County Public Works be assigned to the City of Des Moines for redevelopment of housing.
 - Directing staff to take City ownership and to work with interested parties and neighborhood organizations to find a developer through a developer-initiated proposal or through a RFP for development proposals.
- Staff is requesting re-authorization to proceed with distributing an RFP and selling the vacant lot for redevelopment for housing.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On August 8, 2016, the City Council and Polk County Board of Supervisors entered into an agreement for the “Assignment of Certificate of Purchase at Tax Sale” for the vacant lot at 911 25th Street and the City agreed to perfect the tax deed for the purpose of promoting housing.
- City legal staff provided a title opinion and served notice by certified mail to all those in the chain of title or with a recorded interest in the property, published notice in the Des Moines Register, and physically caused the site to be posted that the City intended to take title to the vacant lot.
- Aeon Financial, LLC also issued a Special Warranty Deed on June 14, 2011 and recorded the deed on November 05, 2012 to LBT Iowa 9393, 106 S Washington Street Baltimore, MD 21231.
- The Real Estate Division estimates the Fair Market Value of the vacant lot to be \$15,000, which would need to be paid if the City sells the lot and does not distribute an RFP for redevelopment.
- The City demolished the house on the property for a cost of \$14,443 plus interest.
- City staff is requesting Council direction to proceed with distributing an RFP for sale and redevelopment of the vacant lot for housing purposes.

PREVIOUS COUNCIL ACTION(S):

Date: June 13, 2016

Roll Call Number: [16-0962](#)

Action: [Request](#) to Polk County Treasurer for assignment of tax sale certificates, approval of City acquisition of properties through tax deed, authorization to request release of property taxes and special assessments, and release of all City liens and special assessments for the following: 911 25th Street ([Council Communication No. 16-304](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.