

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 17, 2017
	Agenda Item No. 24 Roll Call No. [] Communication No. <u>17-357</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Set Date of Public Hearing for Conveyance of City-owned Property at 2019 30th Street to Revivals by C & S, LLC for redevelopment for housing.

SYNOPSIS:

- On April 11, 2016, by Roll Call No.16-0579, the City Council authorized a request to the Polk County Treasurer for the assignment of the outstanding tax sale certificates on 2019 30th Street in accordance with Iowa Code Section 446.19A and expenditures of necessary funds.
- City staff distributed a competitive Request for Proposal (RFP) to developers interested in rehabilitating the house for single-family owner-occupancy.
- Revivals by C & S, LLC responded to the RFP on March 27, 2017 with a rehabilitation plan for single-family owner-occupied housing and a commitment to reimburse the City its direct costs including the costs of the tax sale certificates.
- Revivals by C & S, LLC is composed of two (2) partners, Brent Cox and Chris Schild, 4051 Cottage Grove Avenue, Des Moines, IA 50311.

FISCAL IMPACT:

Amount: \$5,570 for purchase of tax sale certificate. Approximately \$2,546.94 in outstanding property taxes and special assessments plus approximately \$500 in unbilled special assessments.

Funding Source: Nuisance Abatement Costs (BHNAC), CDBO1914; Storm Water utility Fee PW 247413; Sanitary Sewer Rental Fee PW 247411.

Developers will reimburse City for \$5,570 for purchase of 2014 tax sale certificate by developers, and will have to purchase the 2015 tax sale certificate at a cost approximately \$6,900.

ADDITIONAL INFORMATION:

- The house at 2019 30th Street has sat without a roof structure for several years and has resulted in numerous complaints from neighbors.
- On February 25, 2013 by Roll Call No. 13-0367, the City Council, acting as the Board of Health determined the property at 2019 30th Street was a public nuisance and authorized the City Legal Department to proceed with court action seeking authority to abate the public nuisance.

- Staff and neighborhood residents believe the house could be rebuilt if the City could obtain ownership so the City Council requested the tax sale certificates from the Polk County Treasurer's Office per Iowa Code Section 446.19A.
- The remaining brick front façade and block foundation can be saved but the rest of the house must be rebuilt.
- The City of Des Moines purchased the 2014 tax sale certificate for \$5,570 through the Polk County Treasurer's Office Roll Call No.16-0579. However, there is still an outstanding 2015 tax sale certificate and 2016 sub-payment which was not purchased because of lack of available funding that totals approximately \$6,900.



- Revivals by C & S, LLC provided a detailed rehabilitation plan and financial assets to complete the rehabilitation of the house. The proposal also includes construction of a new drive approach, driveway and garage.
- The developers recommended by staff have completed numerous rehabilitations on single-family houses in the Drake Neighborhood.

PREVIOUS COUNCIL ACTION(S):

Date: April 11, 2016

Roll Call Number: [16-0579](#)

Action: [Request](#) to Polk County Treasurer for tax sale certificates and acquisition of property through tax sale process either by City of Des Moines or assignment of tax sale certificate to a housing developer for 2019 30th Street. ([Council Communication No. 16-203](#)) Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Board of Health

Date: February 25, 2013

Roll Call Number: [13-0367](#)

Action: Authorizing the Legal Department to proceed with court action seeking authority to abate the public nuisances at the following locations:

- (B) [2019](#) 30th Street, main structure, titleholder: Marilyn R. Weir, deceased, The Estate of Marilyn R. Weir and All Known and Unknown Heirs: Mortgage Holder: MetaBank. Moved by Meyer to adopt. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold Public Hearing on May 8, 2017.

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