

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 8, 2017
	Agenda Item No. 77 Roll Call No. <u>17-819</u> Communication No. <u>17-389</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Hold public hearing for conveyance of City-owned property located at 2019 30th Street to Home Revivals, LLC for redevelopment of housing and approving Acquisition Agreement.

SYNOPSIS:

- On April 17, 2017 by Roll Call No. 17-0670 the City Council set the date of Public Hearing to convey the vacant and abandoned property at 2019 30th Street to Home Revivals, LLC for rehabilitation to single-family, owner-occupied housing.
- Home Revivals, LLC is composed of two (2) partners, Brent Cox and Chris Schild, 4051 Cottage Grove Avenue, Des Moines, IA 50311.
- 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 and Home Revivals, LLC responded to the RFP on March 27, 2017 with a rehabilitation plan and a commitment to reimburse the City its direct costs including the costs of the tax sale certificates.

FISCAL IMPACT:

Amount: \$12,390 for purchase of two (2) tax sale certificates, which Home Revivals, LLC will reimburse. Also, \$2,584.94 in 2016/2017 special assessments and taxes owed.

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

ADDITIONAL INFORMATION:

- The City of Des Moines is now the title holder of the property at 2019 30th Street.
- 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 believed 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.
- In accordance with Roll Call No. 16-0579, the City of Des Moines purchased the 2014 tax sale certificate for \$5,570 and reimbursed the 2015 tax sale buyer \$6,820.



- Home Revivals, 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. They have completed numerous rehabilitations on single-family houses in the Drake Neighborhood.

PREVIOUS COUNCIL ACTION(S):

Date: April 17, 2017

Roll Call Number: [17-0670](#)

Action: [On](#) conveyance of City-owned property at 2019 30th Street to Home Revivals, LLC, (5-8-17). ([Council Communication No. 17-357](#)) Moved by Hensley 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: NONE

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