

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 8, 2017
	Agenda Item No.	76
	Roll Call No.	<u>17-818</u>
	Communication No.	<u>17-391</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Hold public hearing for conveyance of City-owned property located at 3011 5th Avenue to Greater Des Moines Habitat for Humanity (Habitat) for redevelopment of housing and approving of Acquisition Agreement.

SYNOPSIS:

- On April 17, 2017 by Roll Call No. 17-0671 the City Council set the date of Public Hearing to convey the vacant lot at 3011 5th Avenue to Habitat for construction of single-family owner-occupied housing.
- Habitat submitted a developer-initiated proposal to build a single-family housing on the 50-foot lot on March 15, 2017. (Lance Henning, President/Executive Director, 2200 E. Euclid, Des Moines, IA 50317).
- 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 Request for Proposal (RFP).

FISCAL IMPACT:

Amount: \$8,087.76 in taxes and special assessments. Fair Market Value of \$6,000 to be paid to the City for 3011 5th Avenue.

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 3011 5th Avenue.
- The property was the site of a fire-damaged house, which was declared a public nuisance on October 27, 2008 by Roll Call No. 08-1923, and was demolished by the City of Des Moines in February of 2010.

- On August 8, 2016, the City and County entered into an agreement with Polk County for the “Assignment of the Certificate of Purchase at Tax Sale” to promote housing for the property at 3011 5th Avenue.
- Subsequently, the City Legal Department began 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.
- 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 No. 16-0962 on June 13, 2016.
- Habitat intends to develop and sell the property to an owner-occupant at the completion of construction.

PREVIOUS COUNCIL ACTION(S):

Date: April 17, 2017

Roll Call Number: [17-0671](#)

Action: [On](#) conveyance of City-owned property at 3011 5th Avenue to Greater Des Moines Habitat for Humanity, Inc., (5-8-17). ([Council Communication No. 17-356](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Board of Health

Date: October 27, 2008

Resolution Number: [08-1923](#)

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

- (D) [3011](#) 5th Avenue, fire-damaged structure and garage structure, Titleholders: Pamela Bohall, Frank W. Bohall, Jr. Moved by Vlassis to adopt. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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