

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 12, 2017
	Agenda Item No. 59 Roll Call No. <u>17-1018</u> Communication No. <u>17-464</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Hold Hearing for Conveyance of City-owned Property Located at 1720 7th Street to Hat Trick Renovation, LLC and approving Acquisition Agreement.

SYNOPSIS:

- On May 22, 2017 by Roll Call No. 17-0865, the City Council set the date of Public Hearing to convey the vacant and abandoned property at 1720 7th Street to Hat Trick Renovation, LLC for rehabilitation of single-family owner-occupied housing.
- Hat Trick Renovation, LLC is owned by Tanya Keith, 1730 7th Street, Des Moines, IA 50314.
- On March 21, 2016 by Roll Call No. 16-0472, the City Council directed City staff to take assignment of tax sale certificates and ownership of the property and work with a developer initiated or request of proposal to locate an interested developer.

FISCAL IMPACT:

Amount: Approximately \$37,500 in taxes and special assessments 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 the title holder of the property at 1720 7th Street.
- City staff distributed a Request For Proposal (RFP) to developers of single-family housing on January 20, 2017 and again on March 14, 2017 in order to select a developer to complete the necessary rehabilitation of the property to be occupied as single-family housing.
- Although the River Bend Neighborhood Association had requested the City take deed to the property through the tax sale process, and several developers initially expressed an interest, only one (1) proposal was received in response to the City's second RFP.
- City staff has negotiated longer time periods with Hat Trick Renovation, LLC, than other tax sale rehabilitation projects based on the extent of rehabilitation and the lower home values in the River Bend Neighborhood. The project may benefit if it is sold after/during the installation of the 6th Avenue Streetscape.

- No City commitment of funding toward the rehabilitation is made at this time.
- The owner of Hat Trick, LLC, Tanya Keith, is also renovating an abandoned property at 1161 22nd Street, which was acquired through the tax sale process in 2015-2016.

PREVIOUS COUNCIL ACTION(S):

Date: May 22, 2017

Roll Call Number: [17-0865](#)

Action: On conveyance of City-owned property located at 1720 7th Street to Hat Trick Renovation, LLC for redevelopment of housing, (6-12-17). ([Council Communication No. 17-436](#)) Moved by Gatto 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.