 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 26, 2017
	Agenda Item No. 56 Roll Call No. <u>17-1114</u> Communication No. <u>17-501</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Hold Hearing for Conveyance of City-Owned Property Located at 911 25th Street to Mark and Nancy McCaune and Approval of Offer to Purchase.

SYNOPSIS:

- This action will hold a hearing on the conveyance of a vacant City-owned lot at 911 25th Street to adjacent property owners Mark and Nancy McCaune.
- The property was acquired through the tax sale certificate process.

FISCAL IMPACT:

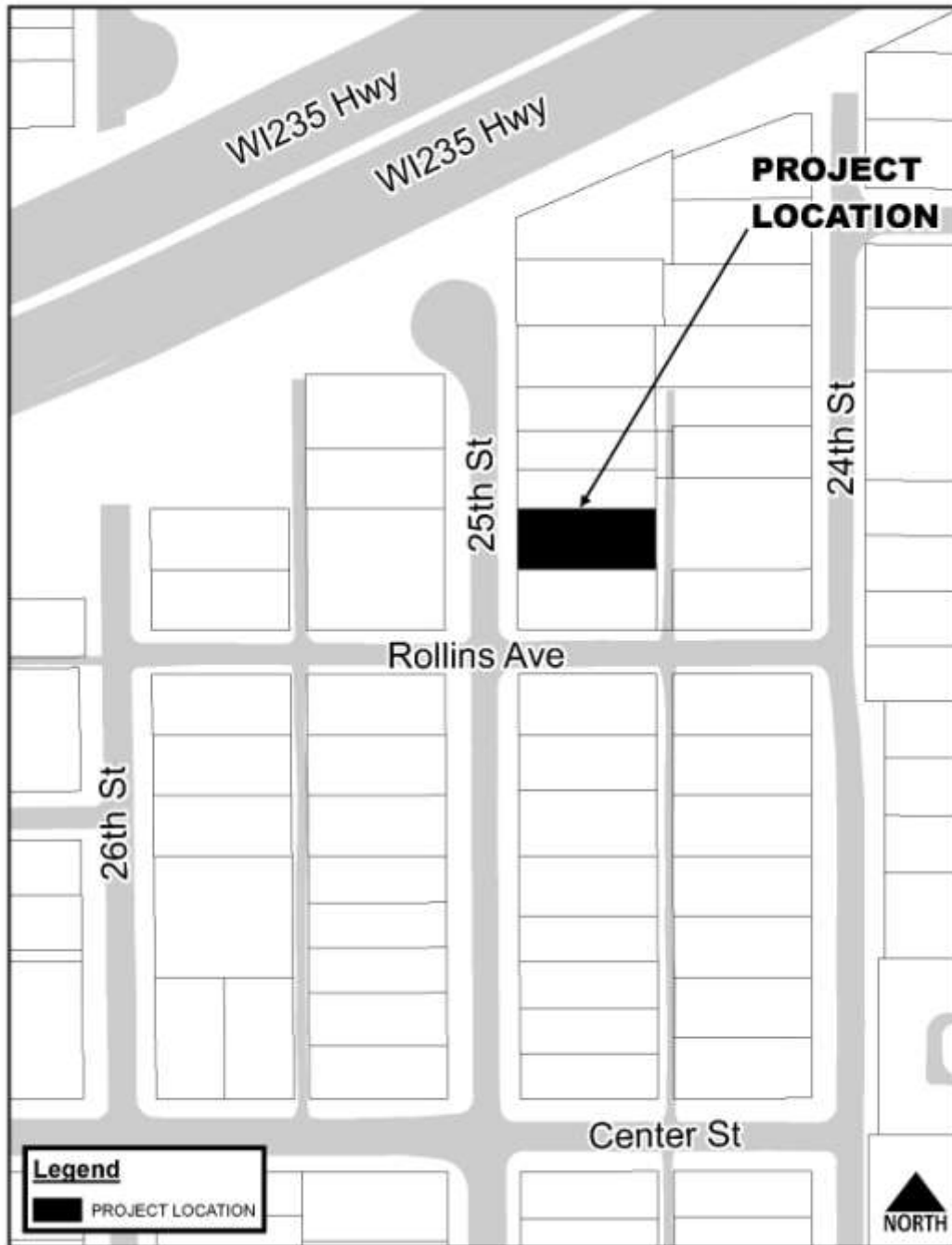
Amount: \$15,000 (revenue)

Funding Source: Community Development Department Budget Page 57, Special Revenue, Nongrant CD046000

ADDITIONAL INFORMATION:

- Mark and Nancy McCaune presented on Offer to Purchase the vacant lot at 911 25th Street for \$15,000 and taxes and special assessments owed.
- Mr. and Ms McCaune had previously submitted information that they had negotiated in good faith and paid a previous owner of 911 25th Street to buy the vacant lot at 911 25th Street but did not record the special warranty deed.
- On June 12, 2017 by Roll Call No. 17-0972 the City Council set the date of public hearing for conveyance of City-owned property located at 911 25th Street to Mark and Nancy McCaune and received a communication on the ownership status of the property.
- On April 17, 2017 by Roll Call No. 17-0662, the City Council directed the Legal Department to complete the tax sale process to take ownership of 911 25th Street and request that the Polk County Treasurer issue a tax sale deed to the City of Des Moines.
- The Treasurer issued a tax sale deed to the City of Des Moines on April 20, 2017.
- On April 3, 2017 by Roll Call No. 17-0590, the City Council voted to not distribute a Request for Proposal (RFP) to develop the 55-foot vacant lot at 911 25th Street and report back to Council on its ownership within 60 days.
- The property has had a pattern of ownership over the past five (5) years that resulted in no property taxes or specials assessments being paid.

- The City's actions to obtain tax sale deed have cleared title to the property and the property is now owned by the City of Des Moines.
- Staff recommends the offer submitted by the McCaune's be accepted and the proceeds be used to purchase future tax sale certificates for redevelopment and neighborhood revitalization.
- The sale will result in the vacant lot being maintained and that future taxes will be paid by the McCaunes.



PREVIOUS COUNCIL ACTION(S):

Date: June 12, 2017

Roll Call Number: [17-0972](#)

Action: [On](#) conveyance of City-owned property at 911 25th Street to Mark and Nancy McCaune, \$15,000 and payment of delinquent taxes and special assessments, (6-26-17). ([Council Communication No. 17-469](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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