

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 23, 2018
	Agenda Item No. 39 Roll Call No. <u>18-0704</u> Communication No. <u>18-191</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Resolution authorizing Partial Releases of Judgment Liens for certain properties acquired through the Tax Sale Certificate Process.

SYNOPSIS:

The City of Des Moines acquires vacant and abandoned tax-delinquent properties through State Code Chapter 446.19A and conveys to developers for rehabilitation or redevelopment of housing. City special assessments are released upon the City taking ownership and the Board of Supervisors releases delinquent taxes, all for the purpose of encouraging new residential development on scattered lots throughout the City.

City policy is that substantial judgment liens for nuisance abatement are placed on the City Council agenda for additional action. This action will release judgment liens on the following properties, but any personal judgment(s) shall remain in full force and effect against the judgment debtor(s) and against any other real estate and personal property owned by such judgment debtor(s):

- 1321 Fremont Street
- 3018 York Street
- 1445 6th Avenue
- 3011 5th Avenue

FISCAL IMPACT:

Amount: \$72,777.80 released against properties, but personal judgements remain.

Funding Source: Special Revenue and Other Funds, Grants, Community Development Block Grant, Engineering Demolition, 2017-2018 Adopted budget, page 57

ADDITIONAL INFORMATION:

- The City of Des Moines took tax sale deed to the above listed vacant lots to encourage redevelopment.
- Each of the lots had substantial delinquent taxes, special assessments, and judgment liens against the property.

- The special assessments and delinquent taxes have been released, and this action will release the judgment liens against the property to provide clear title.
- Two (2) of the properties, 3018 York Street and 3011 5th Avenue, will be developed as affordable single-family houses by Greater Des Moines Habitat for Humanity.
- The lot at 1321 Fremont Street was conveyed to Community Housing Initiatives and will be developed as an affordable single-family house by HOME, Inc.
- The lot at 3011 5th Avenue was sold to 6th Avenue Corridor, Inc. (6AC) and will be land-banked until a development opportunity is identified.

PREVIOUS COUNCIL ACTION(S):

Date: December 8, 2014

Roll Call Number: [14-1861](#)

Action: [Partial](#) release of judgment liens for 1802 Jefferson Avenue. ([Council Communication No. 14-572](#)) Moved by Gatto to approve. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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