

COUNCIL COMMUNICATION

	Number:	20-474	Meeting:	November 9, 2020
	Agenda Item:	24	Roll Call:	20-1767
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Set Hearing for Conveyance of Property at 919 E. 9th Street to Home Opportunities Made Easy Incorporated (HOME, Inc.) for redevelopment of housing.

SYNOPSIS:

On June 12, 2017, by Roll Call No. 17-0988, the City Council approved request to Polk County Board of Supervisors to assign Tax Sale Certificate of the vacant property locally known as 919 E. 9th Street (“Property”) to the City, authorization for execution of Polk County Agreement, approval of City acquisition of properties through tax deed, authorization to request release of property taxes and special assessments, and release of all City liens and special assessments in order to encourage housing redevelopment. HOME, Inc. has been identified to build a single-family house on the lot.

FISCAL IMPACT:

Amount: Approximately \$5,178 in taxes owed 2012-2021 plus special assessments of approximately \$6,970.28. Fair Market Value of \$10,500 to be paid to City for 919 E. 9th Street.

Funding Source: Community Development Department Budget, 2020-2021 Page 55, Special Revenue Funds, Nongrant S060 CD04600

ADDITIONAL INFORMATION:

- Iowa Code Section 446.19A and 446.18 permits cities to acquire tax sale certificates for abandoned property assessed as residential property or as commercial multifamily property or vacant residential lots at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the certificate holder the amount then due to redeem the certificate, and to further assign said certificates, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and lots.
- The City works through the tax sale auction process as one (1) of the tools to address public nuisances and vacant and blighted properties.

- On June 12, 2017, by Roll Call No. 17-0988, the City Council approved request to Polk County Board of Supervisors to assign Tax Sale Certificate of the vacant property locally known as 919 E. 9th Street to the City. Also, authorization for execution of Polk County Agreement, approval of City acquisition of properties through tax deed, authorization to request release of property taxes and special assessments, and release of all City liens and special assessments in order to encourage housing redevelopment.
- On July 16, 2020, the City Legal Department began the acquisition process by posting notice of the City's intention to take tax deed and filing the Affidavit of Service of Notice of the Expiration of the Right of Redemption from Tax Sale with the Polk County Treasurer's Office.
- The 90-day notification period has expired, and the City must take deed before January 13, 2021. After taking ownership, City staff will ensure delinquent special assessments and taxes have been abated prior to transferring ownership to HOME, Inc.
- HOME, Inc. has proposed to build a new single-family house on the lot. Staff has reviewed intent and approves of the single-family construction plan. Home, Inc. has built other single-family homes in Capitol Park and the neighborhood and neighbors have been pleased with the product.
- Home, Inc. intends to work with neighborhood organization to determine whether to build a single or two (2) family structure and whether the dwelling unit(s) should be owner-occupied, lease purchase or rental.

PREVIOUS COUNCIL ACTION(S):

Date: June 12, 2017

Roll Call Number: [17-0988](#)

Action: Items regarding Tax Sale Certificates:

- (B) [Request](#) to Polk County Board of Supervisors to assign Tax Sale Certificates to the City, authorization for execution of Polk County Agreements, approval of City acquisition of properties through tax deed, authorization to request release of property taxes and special assessments, and release of all City liens and special assessments in order to encourage housing redevelopment. ([Council Communication No. 17-459](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Hold Public Hearing on Conveyance on November 23, 2020.

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