


COUNCIL COMMUNICATION

	Number:	24-469	Meeting:	November 18, 2024
	Agenda Item:	14	Roll Call:	24-1562
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Resolution authorizing release of special assessments for 930 Thornton Avenue and 2003 Washington Avenue acquired through the tax sale certificate process.

SYNOPSIS:

The City has requested and been issued the tax sale deeds of 930 Thornton Avenue and 2003 Washington Avenue. Releasing the special assessments against the properties will clear the titles and allow rehabilitation and redevelopment.

FISCAL IMPACT:

This request is to abate \$5,733.43 in special assessments spread across two (2) properties.

ADDITIONAL INFORMATION:

- The special assessments against the properties were all issued against the previous owners. Those owners have been unresponsive to addressing the issues, paying the fines or taxes or throughout the tax sale process. The listed special assessments are not removed through the tax sale process as they were issued after the taxes were sold and certificate issued.
- 2003 Washington Avenue is currently a vacant lot and has been for multiple years. It is in the City's best interest to release the special assessments encumbering this property to make the lot marketable for redevelopment. The property previously had a public nuisance structure that was demolished by the City, and this is one more step towards stabilizing the property and block. Neighborhood Services staff is currently working to identify a path forward for the property. Staff believe the best use would be for redevelopment in conjunction with adjacent lot(s) and is working to identify options.
- 930 Thornton Avenue is currently a vacant structure and has been for multiple years. It is in the City's best interest to release the liens encumbering this property to make it marketable for rehabilitation. The structure has been vacant and at times unsecured in the last few years. It is anticipated there may be a rehabilitation gap on the property and reduction in expenses will help close the gap. Returning this home to occupancy will add to the tax base, prevent a potential nuisance structure within the neighborhood, and preserve the housing stock.

- City staff are also in communication with Polk County and Des Moines Water Works to abate their special assessments and back taxes on the properties.

PREVIOUS COUNCIL ACTION(S):

Date: June 12, 2023

Roll Call Number: [23-0834](#)

Action: [Request](#) to Polk County Treasurer and agreements with nonprofit development partners for assignment of tax sale certificates for various properties for development and or rehabilitation of housing. ([Council Communication No. 23-289](#)) Moved by Gatto to adopt. Second by Mandelbaum. Motion Carried 6-1. Absent: Sheumaker.

Date: June 13, 2022

Roll Call Number: [22-0923](#)

Action: [Request](#) to Polk County Treasurer and approving agreements with Greater Des Moines Habitat for Humanity Inc. and HOME OPPORTUNITIES MADE EASY, INCORPORATED (HOME, INC.) for assignment of tax sale certificates for various properties for development and/or rehabilitation of housing. ([Council Communication No. 22-279](#)) Moved by Gatto to adopt. Seconded by Voss. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Neighborhood Services Department will continue the redevelopment process including securing proposals for acquisition and rehab or redevelopment, setting the date of and holding public hearings on each of the properties.

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