

COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	25-087	Meeting:	March 10, 2025
	Agenda Item:	36	Roll Call:	25-0368
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Hold hearing for conveyance of City-owned property at 913 Douglas Avenue to Home Opportunities Made Easy, Inc. (HOME, Inc.) for redevelopment of housing.

SYNOPSIS:

The City has requested and been issued the tax sale deeds of 913 Douglas Avenue and has an agreement with HOME, Inc. to redevelop the parcel for housing. This action is to hold a hearing and consider sale of the property to HOME, Inc.

FISCAL IMPACT:

Amount: The anticipated revenue is \$24,000.

Funding Source: NS046000 / 521035

ADDITIONAL INFORMATION:

- Prior to requesting the tax sale certificates, HOME, Inc. and Invest DSM approached the City about collaboration in the redevelopment of the property, though identified that substantial unpaid taxes were a barrier to the nonprofits in acquiring the property.
- HOME, Inc. and Invest DSM have come to an agreement about the design of the home to be built on the property as it is within the Highland Park/Oak Park special investment district. The total development costs anticipated are \$345,843.88. Moving forward with the proposed disposition and development agreement will aid collaborative development in the special investment district.
- In preparation for the disposition process, an additional development agreement has been drafted and includes expectations of meeting the building materials as required in Article H of the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area, as amended which includes expectations about exterior cladding.
- This property was part of the tax sale and had been vacant and tax delinquent for multiple years. The property was also previously a public nuisance, demolished by the City. Redevelopment of this property remediates a blighted property that has had weed, junk, and debris issues for multiple years. Until the home is rebuilt, HOME, Inc. will be the owner of and provide maintenance and mowing of the property.

PREVIOUS COUNCIL ACTION(S):

Date: February 24, 2025

Roll Call Number: [25-0263](#)

Action: [On](#) conveyance of City-owned property at 913 Douglas Avenue to HOME, Inc. for redevelopment of housing, (3-10-25). Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

It is anticipated that HOME, Inc. will request to utilize HOME funds from the City on the project and that agreement will be brought to Council.

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