

COUNCIL COMMUNICATION

	Number:	26-101	Meeting:	March 23, 2026
	Agenda Item:	11	Roll Call:	26-0361
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Resolution authorizing release of special assessments for 3004 Columbia Street, 1401 East 12th Street, and 314 East Sheridan Avenue acquired through the tax sale certificate process.

SYNOPSIS:

The City has requested and been issued the tax sale deeds for 3004 Columbia Street, 1401 East 12th Street, and 314 East Sheridan Avenue. Releasing the special assessments against the property will clear the title and allow rehabilitation and redevelopment.

FISCAL IMPACT:

Amount: This request is to abate \$5,175.97 in special assessments.

ADDITIONAL INFORMATION:

- All three (3) of these properties previously had a public nuisance structure that was demolished and this is one more step towards stabilizing the property.
- In 2025 City Council approved the satisfaction of public nuisance judgments against 3004 Columbia Street and 314 Easy Sheridan Avenue. The properties had significant unpaid taxes and the City's judgment remaining unsatisfied prevented the Polk County Treasurer's office from proceeding to tax sale action.
- The special assessments included in this action were all issued against the previous owners. Those owners have been unresponsive to addressing the issues or paying the fines or taxes 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 tax sale certificate issued.
- All of the properties are currently vacant lots. Neighborhood Services staff are currently working to identify a path forward for each property. It is in the City's best interest to release the assessments encumbering these properties to make them marketable for redevelopment.
- City staff are also in communication with Polk County and Des Moines Water Works to abate their special assessments and taxes on the properties.

PREVIOUS COUNCIL ACTION(S):

Date: May 19, 2025

Roll Call Number: [25-0739](#)

Action: [Request](#) to Polk County Treasurer, and approving agreements with nonprofits for assignment of tax sale certificates for various properties for development and/or rehabilitation of housing. ([Council Communication No. 25-201](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: March 10, 2025

Roll Call Number: [25-0358](#)

Action: [Authorizing](#) satisfaction of judgement liens impacting 3004 Columbia Street, 314 East Sheridan Avenue, and 6214 Southwest 3rd Street. ([Council Communication No. 25-088](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Neighborhood Services 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. Council action is required for the sale of property.

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