

Date..... May 8, 2006

RESOLUTION APPROVING ASSIGNMENT OF TAX SALE CERTIFICATES

WHEREAS, Iowa Code §446.19A permits cities to acquire tax sale certificates for vacant lots and for abandoned property assessed as residential property or as commercial multifamily property at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the holder in the amount then due to redeem the certificate, and to give notice of expiration of the redemption period upon an expedited schedule, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and the development of vacant lots for residential use; and,

WHEREAS, the parcels described below have been sold at tax sale for nonpayment of taxes; and,

WHEREAS, the City has received an assignment of the tax sale certificate for each of the parcels identified below; and,

WHEREAS, the City was required to pay \$6,178.65 to prior tax sale purchasers to receive an assignment of outstanding tax sale certificates for the parcel at 800 24th Street, and the City has incurred additional expenses related to the parcel which are described below, that will be reimbursed to the City by the assignee prior to the assignment; and,

WHEREAS, the City was required to pay \$2,081.00 to prior tax sale purchasers to receive an assignment of outstanding tax sale certificates for the parcel at 651 27th Street, and the City has incurred additional expenses related to the parcel which are described below, that will be reimbursed to the City by the assignee prior to the assignment; and,

WHEREAS, the parcels described below are all vacant lots suitable for development of housing; and,

WHEREAS, Keystone Construction, L.C. (Benjamin Taylor, President), is an established developer in Des Moines and has proposed to develop the parcels for use for housing utilizing a design and exterior materials acceptable to the Woodland Heights Neighborhood Association and City Community Development Staff, if the City will assign the tax sale certificates for the parcels to it; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The *Agreement for Assignment of Tax Sale Certificates* between the City and Keystone Construction, L.C., which provides for the assignment of the tax sale certificates for the parcels described below to Keystone, in exchange for reimbursement of the City's costs as itemized below, is hereby approved.

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Date May 8, 2006

Address: 800 24th Street
 District/Parcel No.: 030-05362-000-000
 Legal: Lot 11, Ira P. Wetmores Addition
 2003, 2004, and 2005 Tax Certificate Cost: \$6178.65
 Certified Mail and Publication Cost: \$ 88.69
 Title Certificate Cost: \$ 300.00
TOTAL REIMBURSABLE COSTS: \$6567.34

Address: 651 27th Street
 District/Parcel No.: 030-05625-000-000
 Legal: Lot 72, Woodland Place
 2003, 2004 and 2005 Tax Certificate Cost: \$2081.00
 Certified Mail and Publication Cost: \$ 96.42
 Title Certificate Cost: \$ 300.00
TOTAL REIMBURSABLE COSTS: \$2477.42

2. The Mayor is hereby authorized and directed to sign the said *Agreement for Assignment of Tax Sale Certificates* on behalf of the City of Des Moines.
3. Upon receipt of payment of the reimbursable costs for each parcel above, the City Manager is hereby authorized and directed to assign the tax sale certificate for that parcel to Keystone Construction, L.C. in accordance with the Agreement.

(Council Communication No. 06- 271)

MOVED by _____ to adopt.

FORM APPROVED:

By: Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

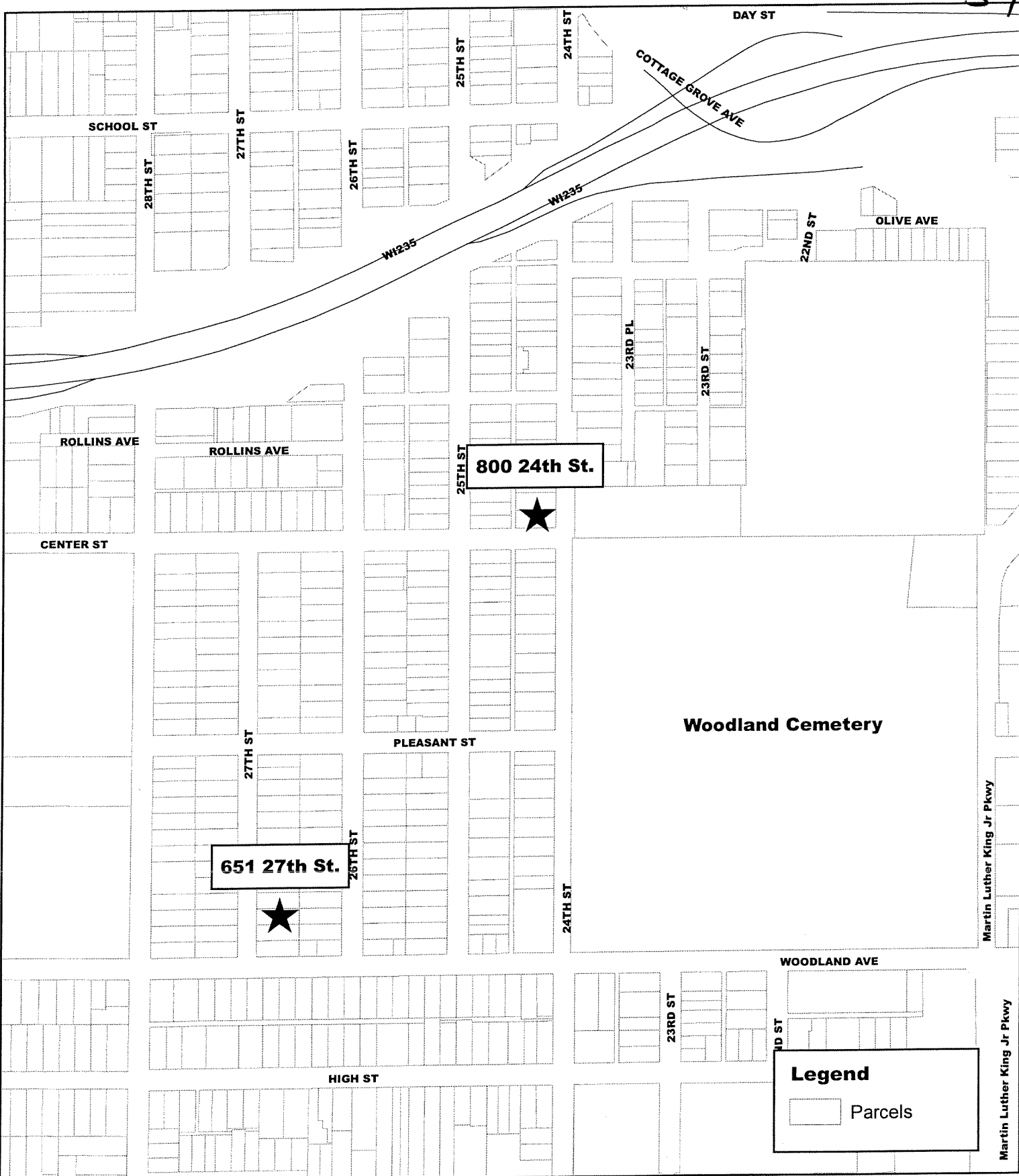
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

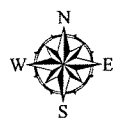
APPROVED

.....Mayor

_____ City Clerk



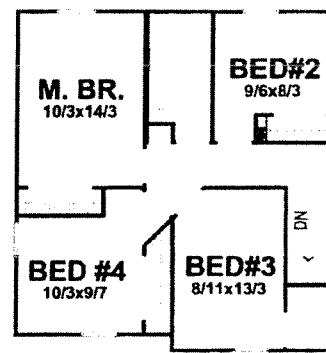
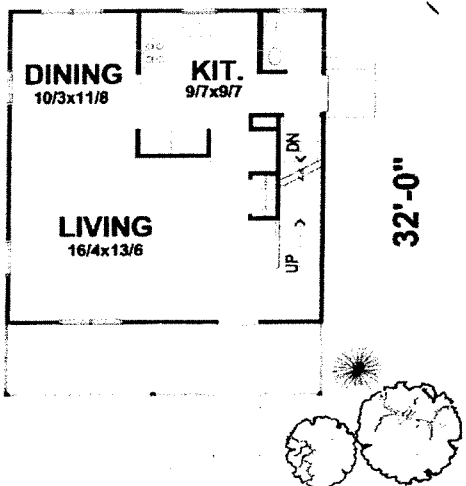
Tax Sale Certificates
800 24th Street & 651 27th Street
 May 3, 2006



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30'-0"



MAIN FLOOR

MAIN FLOOR = 676 SQ. FT.
 UPPER FLOOR = 674 SQ. FT.
 TOTAL = 1350 SQUARE FEET

UPPER FLOOR

UPPER FLOOR = 674 SQ. FT.

HICKORY IV

DESCRIPTION OF MATERIALS

(Replaces HUD Form 92005)

Keystone Construction

300 1st Ave S

Altoona, IA 50009

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DATE: 3/9/05

PROPERTY ADDRESS: KEYSTONE
0

PLAN : Hickory w/Garage
0

*NOTE, BUILDER RESERVES THE RIGHT TO MAKE CHANGES OF EQUAL VALUE.

1. EXCAVATION

A. BEARING SOIL: dirt, clay, sand, 2000 psi assumed.

2. FOUNDATION

A. FOOTINGS: 8" x 16" poured concrete, 2 #4 rods continuous.

B. WALLS: 8" poured in place, 3 #4 rods continuous horizontally, 1 #4 rod every 6' vertically.

C. PIERS: 36" x 36" concrete, 2 #4 rods.

D. SILLS: 2" x 6" CCA styrofoam sill sealer.

E. COLUMNS: FHA grade steel posts anchored top & bottom.

F. GIRDERS: 3 - 2" x 10"s SYP.

G. WATERPROOFING: tar, perforated tile and pea gravel (12" min. over tile).

H. FOOTING DRAINS: 4" perforated field tile, 12" pea gravel (minimum) tied to sump pit.

3. CHIMNEYS

A. VENT FLUE: furnace and water heater-5" type B vents >

4. FIREPLACE

A. N/A.

5. EXTERIOR WALLS

A. FRAMING: 2" x 6" SPF studs 16" o.c., 2" x 12" headers.

B. SHEATHING: 1/2" x 4' x 8' OSB nailed.

C. SIDING: Certainteed "MAINSTREET" .042 vinyl, dbl 4" exposure.

D. SOFFIT & FACIA: Texture white aluminum >

E. PAINT: 2 coats latex as needed (doors & brickmold only).

6. FLOOR FRAMING

A. JOISTS: 2" x 10" engineered I joists.

B. BASEMENT SLAB: 4" poured concrete over 4" minimum gravel fill.

7. SUBFLOORING

A. 3/4 x 4' x 8' OSB tongue & groove glued and nailed.

8. FINISH FLOORING (WOOD)

A. N/A.

9. PARTITION FRAMING

A. STUDS: 2" x 4" SPF 16" o.c., 2" x 6"s at plumbing wall.

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10. CEILING FRAMING

A. 2' x 4" trusses 24" o.c.

11. ROOF FRAMING

A. RAFTERS: 2" x 8"s 16" o.c.

B. SHEATHING: 1/2" x 4' x 8' OSB nailed & stapled with "H" clips between trusses.

12. ROOFING

A. SHINGLES: Owens Corning "Supreme" 25 year fiberglass 3 tab UL Class "A" fire and wind rating, air nailed or equal.

B. UNDERLAY: 30 # felt, stapled, aluminum flashing as needed.

13. GUTTERS AND DOWNSPOUTS

A. GUTTERS: 5" aluminum "K" style.

B. DOWNSPOUTS: (4) 2" x 3" aluminum.

C. SPLASH BLOCKS: 3' downspout extensions.

14. GYPSUM BOARD

A. WALLS: 1/2" glued, screwed, taped, orange peel texture, metal corner bead as needed.

B. CEILINGS: 5/8" screwed, taped, executive knockdown texture.

15. DECORATING

A. WALLS & CEILINGS: Iowa paint "Regal Velo Tone" flat latex enamel, sprayed and back rolled or equal.

B. TRIM: Stain, sealer, satin varnish.

16. INTERIOR DOORS AND TRIM

A. DOORS: Oak 1 3/8" flush hollow core.

B. TRIM: Ferche F115 oak colonial casing, 1/2" x 2-1/2".

C. BASE: Ferche F218 oak colonial base, 3/8" x 2-5/8".

D. SHOE: Ferche F200 oak shoe, 7/16" x 3/4".

17. WINDOWS

A. WINDOWS: Windsor "Next Dimension" vinyl single hung with 3/4" double insulated glass.

B. SCREENS: 1/2 screen, aluminum frame, nylon mesh.

C. TRIM: Oak returns with oak casing.

D. EXTERIOR FINISH: White low maintenance vinyl.

18. ENTRY DOORS

A. MAIN: Stanley 1 3/4" x 36" metal clad with wood jambs and brick mold (painted) or equal.

B. PATIO: Prado 1 3/4" x 6' sliding patio door with wood jambs and brick mold (painted) or equal with sliding patio screen (fiber mesh).

C. FINISH: 2 coats latex enamel paint.

D. STORM DOORS: None.

19. CABINETS & VANITIES

A. KITCHEN: Merillat Woodward Series, "Millbridge" recessed panel, oak front cabinets, factory finished or equal.

B. COUNTER TOPS: Wilsonart pre moulded laminate with "modern" no drip edge and 4" backsplash or equal.

C. VANITIES: Merillat Woodward Series "Millbridge" recessed panel, oak front, factory finishes or equal.

D. VANITY TOPS: Wilsonart pre moulded laminate top with "modern" no drip edge and 4" backsplash or equal.

E. MEDICINE CABINETS: None, plate glass wall mirror to fit vanities.

F. OTHER BUILT-INS: None

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20. STAIRS

A. BASEMENT: (3) 2" X 12" stringers, 1-1/8" particleboard treads (9" min.), 1" x 8" pine risers (8" max. rise).

B. MAIN: same.

C. HANDRAIL: 1-1/4" pine rail, (3) brass finish brackets.

21. FLOORS AND WAINSCOT

A. CARPET: Shaw Industries "Evans Black" FHA grede carpet, 8 lb rebound pad or equal.

B. INLAID: Armstrong "Initiator" FHA grade vinyl over 1/4" underlayment to manufacturers specs or equal.

C. BATH FIXTURES: 1 each: towell bar, paper holder and towell ring.

22. PLUMBING FIXTURES

A. KITCHEN:

1. SINK: Dayton 22" x 33" stainless steel.

2. FAUCET: Delta 400 single handle faucet with spray, chrome

3. DISPOSAL: Insinkerator Badger V 1/3 hp.

B. HALL BATH:

1. SINKS: Mansfield 19" round china, white

2. FAUCETS: Delta 522 single lever faucet, acrylic handle, chrome.

3. TUB/SHOWER: Aqua Glass 8966 1 piece tub/shower combo, white.

4. TUB/SHOWER VALVE: Delta 642 single handle, chrome

5. SHOWER DOOR: none.

6. WATER CLOSET: Mansfield white closet bowl, tank and seat.

C. 1/2 BATH:

1. SINK: Mansfield pedestal sink.

2. FAUCET: Delta 522 chrome.

3. WATER CLOSET: Mansfield white closet, bowl and seat.

D. WATER HEATER: AO Smith 40 gal., natural gas.

E. SILLCOCKS: (2) Des Moines code, frost proof.

F. WATER PIPING: Type M copper to Des Moines code.

G. WATER SERVICE: 1" copper line to public water service.

H. HOUSE D.W.V. (INSIDE): PVC to local codes.

I. SEWER: 4" Cast iron connected to public sewer system.

J. GAS SERVICE: Mid American Energy natural gas.

K. SUMP PUMP: 1/3 HP. Make & model vary. Discharged to storm sewer if avail.

23. HVAC

A. FURNACE: Goodman Industries 90% AFUE natural gas, galvanized ductwork and fresh air intake.

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- B. CENTRAL AIR: Goodman Industries 12 SEER.
- C. RANGE HOOD: Braun white ductless.
- D. BATH VENTS: Braun fan light combos.

24. ELECTRICAL

- A. SERVICE: Overhead 200 amp service, 20 space panel, brands vary.
- B. WIRING: Non-metallic copper cable to NEC code.
- C. NUMBER OF CIRCUITS: To NEC code.
- D. SPECIAL OUTLETS: 50 amp range, 30 amp dryer, 2-weatherproof outlets.

25. LIGHT FIXTURES

- A. TOTAL NUMBER: Approx. 15
- B. PADDLE FANS: One in the living room.
- C. LIGHTING ALLOWANCE: Typical \$350.
- D. SMOKE DETECTORS: Bedrooms, hall, basement, vault, hard wired to NEC code.

26. INSULATION

- A. CEILINGS: Blown glass R-38 (min.).
- B. WALLS: 3-1/2" fiberglass, R-19, 4 mill poly vapor barrier.
- C. BASEMENT: 3-1/2" vinyl backed fiberglass 4' down from rim joist.
- D. BOX SILLS: 6" fiberglass.

27. MISCELLANEOUS: N/A

28. HARDWARE

- A. DOORS: Slage "Plymouth" bright brass.

29. APPLIANCES

- A. DISHWASHER: Whirlpool DU800CW.
- B. STOVE: Hot Point RB75560703WH.
- C. REFRIDGERATOR: Whirlpool

30. PORCHES AND DECKS

- A. REAR DECK: 10' x 10' CCA wood deck.
- B. FRONT STOOP: 4' covered wrap around concrete stoop.

31. TERRACES: N/A

32. GARAGE: Detached

- A. 20' x 20' with electric service
- B. 16' x 7' Midland Valu-Craft Non-Insulated Garage Door
- C. Linear 1/2 HP Operator


33. WALKS AND DRIVEWAYS

- A. DRIVEWAY: Concrete - 10' wide, 4" thick over sand & rock fill.
- B. APPROACH: Concrete - 6" thick, 2' minimun flair over sand & rock fill.
- C. WALKS: Concrete - 4' wide, 4" thick over sand & rock fill.

34. OTHER SITE IMPROVEMENTS: N/A

35. LANDSCAPING

- A. LAWN: Sod front, sides and 10' of rear yard, seed remaining area.
- B. LANDSCAPING: None.
- C. TREES AND PLANTING: 2 trees/bushes located in front of house

SIGNED: 

DATE: 3/9/05