

Date June 11, 2012

AUTHORIZING THE CITY MANAGER TO REQUEST TAX SALE CERTIFICATES FROM THE POLK COUNTY TREASURER'S OFFICE FOR THE PUBLIC NUISANCE AT 650 18TH STREET AND ASSIGN TO DEVELOPER FOR REHABILITATION

WHEREAS, Iowa Code 446.19A 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 holder 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 lots; and,

WHEREAS, the property was declared a public nuisance by Roll Call 09-1399 on July 27, 2009 and is assessed as residential property; and

WHEREAS, the house is suitable for rehabilitation and has historic significance within the Sherman Hill Neighborhood;

WHEREAS, the owners of the property Guy and Sandra Roberts are in violation of a Court Ordered agreement entered into on March 25, 2010 requiring that the owners secure all appropriate permits and complete all exterior renovation of the structure at 650 18th Street by June 1, 2012.

WHEREAS, Robert and Michele McCammon, residents of Sherman Hill at 821 16th Street and experienced rehabilitators, have requested the City obtain the 2010 and 2011 tax sale certificates on their behalf and have provided \$21,380 to pay all costs;

WHEREAS, the McCammons have agreed to pay all costs and expenses of hiring an attorney, including but not limited to the costs of title certificates, mailing and publication, in order to obtain a tax deed for the property;

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

1. The Agreements now on file in the Office of the City Clerk between City and Michele and Robert McCammon whereby the City agrees to assign the 2010 and 2011 tax sale certificates for the parcels described in the accompanying Council Communication in consideration of their undertaking to renovate the structure for owner-occupied housing is hereby approved.
2. The Mayor is hereby authorized and directed to sign the Agreements on behalf of the



Roll Call Number

Agenda Item Number

34

Date June 11, 1012

City of Des Moines.

- 3. Upon execution of each of the Agreements by the parties thereto, the City Manager or his designee, is hereby authorized and directed to seek assignment from Polk County pursuant to Iowa Code § 446.19A of all outstanding tax sale certificates for the parcels identified in such Agreement, the City Manager, or his designee, is hereby further authorized and directed to sign the Assignment of such tax sale certificate(s) on behalf of the City of Des Moines as provided in such Agreement.

(City Council Communication No. 12-301)

MOVED BY _____ TO ADOPT

FORM APPROVED:

Michael Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk

Catherine Dreiss and Jeffrey Thompson

672 18 Street • Des Moines, Iowa 50314
Phone: 515 284 6980 • E-Mail: twomooks@mac.com

June 10, 2012

Mayor Franklin Cownie and the
Des Moines City Council
400 Robert Ray Drive
Des Moines, Iowa 50309

Dear Mayor Cownie and members of the City Council:

It has come to our attention that you will be considering the fate of 650 18th Street during the council meeting on June 11. Agenda Item 34 states "City Manager to request Tax Sale Certificates from the Polk County Treasurer's Office for the public nuisance at 650 18th Street and assign to developer for rehabilitation."

We recently refinanced our home to lower our interest rate. In the process, we had our home value appraised twice – both times the amounts came in lower than the assessed value on which we pay property taxes. We believe that this is because of the deplorable condition of many of the properties that surround our home, including 650 18th Street.

As 12-year residents and homeowners on the same block as 650 18th Street, we have seen this building evolve from an annoyance to a nuisance. When we moved here, it was filled with noisy and occasionally belligerent tenants. It then sat empty and poorly maintained for many years, and the minimal efforts to rehab it have ceased since the owners decided to sell it. Its interior is partially exposed to the elements, and the exterior condition allows birds to enter the inside. Its appearance is generally an embarrassment and an affront to those of us who love Sherman Hill. For us, the fact that the city has allowed this situation to continue for so long has eroded our faith that Des Moines is willing to enforce laws designed to protect our property and ensure our safety.

The family that owns 650 18th Street also has several other uninhabitable and even dangerous buildings. I have sympathy for their situation, as it must be overwhelming. Although in the past they have sold properties to rehabbers who have restored the buildings back into historic jewels, the last sale they made was to a developer who has no stake in our neighborhood. Our fear is that this will happen again – the family will be forced to make a quick sale that will be bad for the block and the neighborhood. A lot depends on you. Your decision to approve the assignment of this property to a developer who plans to stay in the neighborhood and call 650 18th Street his family's home will be a great step in turning our block around.

Sincerely,

Catherine Dreiss and Jeffrey Thompson

mlneiderbach@dmgov.org

Letters of support - 650 18th St.

1 MESSAGE

r.mccammon@mchsi.com <r.mccammon@mchsi.com>

Mon, Jun 11, 2012 at 10:00 AM

To: mlneiderbach@dmgov.org

Morning, Mary-

Here is a letter (attached) and an email (see below) of support from immediate neighbors to the 650 18th St. property. They would very much like to see the City to move forward with the tax certificate process. I didn't know if there was still time to include these with the item on tonight's agenda.

Thank you!
Rob

— Forwarded Message —

From: "Marcus Walsh" <mwash.okobojiwines@gmail.com>

To: "r.mccammon" <r.mccammon@mchsi.com>

Sent: Monday, June 11, 2012 9:39:55 AM GMT -06:00 US/Canada Central

Subject: Re: An update on 650 18th St.

Hello Robert and those of concern,

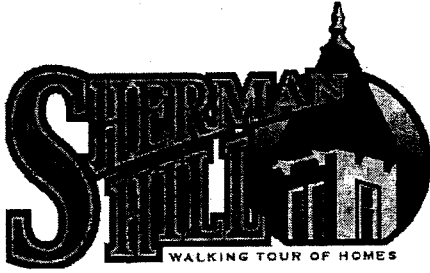
I am writing to express my enthusiastic support of Robert's acquisition and restoration of 650 18th Street. The property needs the skill and dedication of someone who can see it through to the end. Robert is such a man and I have watched other projects he has completed in Sherman Hill. To my astonishment, he has had the ability to restore homes of degradation beyond my imagination. If only we had more people in the world with his vision to bring the old homes back to their former glory.

Please work with him to make this house a beautiful home once again.

Sincerely,

Marcus Walsh
664 18TH ST
Des Moines, IA 50314

 **June 11 city council letter.pdf**
51K



June 11, 2012

Mayor and City Council of Des Moines
c/o Honorable Christine Hensley

RE: Rob McCammon/650 18th Street in Sherman Hill

Dear City Council and Mayor,

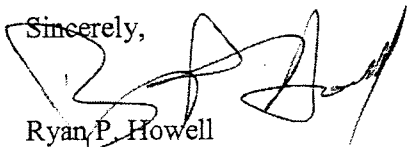
This letter is on behalf of the Sherman Hill Association, Inc. ("SHA") to state our support for Rob & Michele McCammon's proposed restoration of 650 18th Street. Specifically, SHA asks the City to assist the McCammons with the redemption of the unpaid property taxes. SHA enthusiastically supports the McCammons' plans which include restoring the structure to a single-family home, rebuilding the original porch, and a historic restoration based on the available information.

Rob and Michele McCammon have restored several homes in Sherman Hill and have a long track record for high-quality and historically sensitive restorations. The McCammons have shown the ability to work with neighbors, the Historic Preservation Commission, and SHA. They are also long-time residents of Sherman Hill with a vested interest in the neighborhood's stability and improvement. If the McCammons are willing to invest in this property, the least we can do is to support every effort to encourage this restoration.

The residents and SHA have shown incredible patience to the current owners of 650 18th Street. Despite numerous promises over many years to renovate the property, the home continues to decay. The current owners of the property have demonstrated a complete unwillingness to follow the guidance of the Historic Preservation Commission. The current owners have refused to work with the neighbors and neighborhood. The owners have ignored deadlines and direction from the City (and courts) regarding repairs. For years, the owners have somehow done just enough to avoid penalty. The owners actions (and inactions) have been detrimental to the immediate neighbors (including a small business just to the south) and the neighborhood. SHA feels that in the best interest of the neighborhood and to the structure itself, this property desperately needs new ownership. We ask that the City support a change in ownership through the property tax redemption process requested by the McCammons.

Thank you for your consideration of the SHA's input on this and other development related to Sherman Hill. Please let me know if you have any questions regarding this letter of support.

Sherman Hill Association, Inc. • 1620 Pleasant Street, Suite 204 • Des Moines, IA 50314

Sincerely,


Ryan P. Howell
Sherman Hill Association, Inc.
President 2012
(515) 447-4718 (work)
(434) 409-3474 (mobile)
ryan.howell@faegrebd.com

fb.us.8742692.01

Robert W. McCammon
Historic Rehab Resumé

To whom it may concern,

I am interested in purchasing the property at 650 18th. St. in Des Moines. My plan for the home is to return it to a single-family dwelling and restore it's original floor plan design. The renovation would be a correct, historic rehabilitation, which will include such details as:

- Replace foundation with new, 8' concrete walls (brick veneer on exterior).
- Install new, wood double-hung windows of correct historic style, size and location.
- Install salvaged, double front door at north-east corner of home.
- Rebuild the front, wrap-around porch and as well as back porch.
- Rebuild front staircase.
- Install salvaged interior trim and doors of correct age.

I have extensive experience in historic restorations, particularly in the Sherman Hill Neighborhood. Since 2002, I have been involved in the following projects:

- Completed full restoration of 677 20th St.
- Moved house to 821 16th St., and completed full restoration.
- Moved house to 830 19th St. and completed full restoration
- Member of Foursquare, LLC., which purchased, moved and rehabbed the houses of 829 & 831 16th St.
- Coordinated the move of the Henshie-Briggs row-house to 1614 Woodland Ave.
- Assisted Kinter Construction in the move of the Murillo Flats building to 611 16th St.
- Coordinated the house moves of 1919 & 1924 Leyner St.

References:

York Taenzer (DSM Historic Preservation Comm.)
1605 Woodland Ave.
(515) 321-1873

Mike Kinter (Kinter Construction)
118 SE 4th Street # 101
(515) 423-3207

Thank you,

Robert McCammon
821 16th St., DSM, IA 50314
515-491-5715
r.mccammon@mchsi.com