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**Date** ..... December 5, 2016 .....

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 3018 YORK STREET TO GREATER DES MOINES HABITAT FOR HUMANITY, INC.**

**WHEREAS**, Iowa Code Section 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 certificate holder the amount then due to redeem the certificate, and to further assign said certificates, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and lots; and

**WHEREAS**, on September 28, 2015, by Roll Call No. 15-1619, the City Council approved acquisition of the vacant lot locally known as 3018 York Street ("Property") by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, and authorized release of all City liens and special assessments in order to encourage housing redevelopment; and

**WHEREAS**, the City intends to accept title to the Property by tax sale deed on or before December 19, 2016, in order to comply with the statutory tax sale process; and

**WHEREAS**, Greater Des Moines Habitat for Humanity, Inc., wishes to develop the Property in accordance with City of Des Moines' requirements, and has offered to the City of Des Moines the purchase price of \$4,500.00 for the purchase of such Property, more specifically described below, which conveyance will be subject to a Declaration of Restrictive Covenants setting forth the City's development requirements, and which price reflects both the fair market value of the Property as currently estimated by the City's Real Estate Division as well as the City's current investment in the Property; and

**WHEREAS**, Greater Des Moines Habitat for Humanity, Inc. also will be required to obtain an approved site plan by the City for redevelopment of the Property, and required to enter into a development agreement with the City should the City's Community Development Department provide funds for said future redevelopment project, which requirements will be included in the deed conveying the Property to Greater Des Moines Habitat for Humanity, Inc.; and

**WHEREAS**, there is no known current or future public need for the Property proposed to be sold and the City will not be inconvenienced by the sale of said Property.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that:

1. Following and subject to completion of the tax sale process and issuance of the tax sale deed, the City of Des Moines, Iowa proposes to convey real property locally known as 3018 York Street, legally described below, to Greater Des Moines Habitat for Humanity, Inc. in exchange for \$4,500.00 for the purposes of rehabilitation and/or redevelopment of the property for housing purposes:

Date December 5, 2016

Lot 9, Block 8, Kryshers 2<sup>nd</sup> Addition Plat 1, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

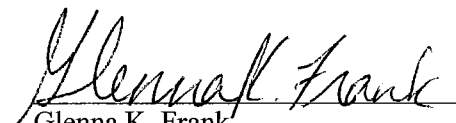
2. A public hearing shall be held on December 19, 2016 at 5:00 p.m. in the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa. At that time the City Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.

3. The City Clerk is authorized and directed to publish notice of the proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

(Council Communication No. 16-681)

MOVED BY \_\_\_\_\_ TO ADOPT.

APPROVED AS TO FORM:

  
Glenna K. Frank  
Assistant City Attorney

PSW

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GREY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

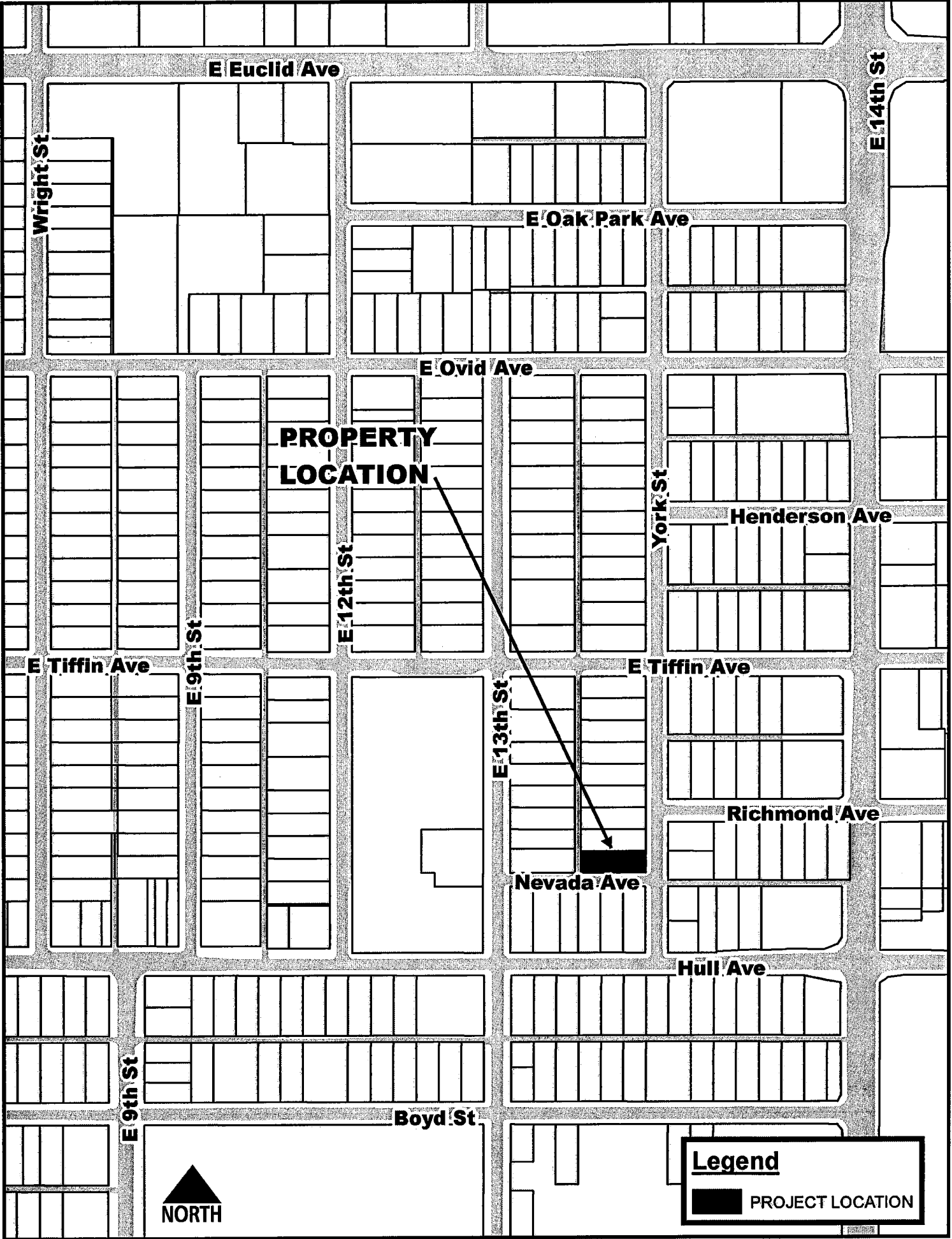
**CERTIFICATE**

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



E Euclid Ave

E 14th St

Wright St

E Oak Park Ave

E Ovid Ave

PROPERTY  
LOCATION

York St

Henderson Ave

E 12th St

E Tiffin Ave

E 9th St

E Tiffin Ave

E 13th St

Richmond Ave

E Nevada Ave

Hull Ave

E 9th St

E Boyd St



Legend



PROJECT LOCATION



November 28, 2016

Mary L. Neiderbach  
Community Development Department  
City of Des Moines  
602 Robert D. Ray Drive  
Des Moines, IA 50309

RE: Acquisition of 3018 York Street, Des Moines, IA 5-316

Dear Mary,

Greater Des Moines Habitat for Humanity (Habitat) has worked with the City of Des Moines on obtaining numerous vacant lots obtained by the City of Des Moines through the tax sale certificate process. Habitat has built new affordable housing on the lots it has acquired that are compatible with the surrounding neighborhood and provide energy efficient sustainable housing for the new homeowner.

In 2014, Habitat identified the vacant lot located at 3018 York as a potential lot for new construction of a single family house. The City of Des Moines proceeded with acquiring the tax sale certificate and sending notice owners and lien holders that the city intended to take tax deed to the property.

Habitat proposes to purchase the property from the City of Des Moines for its Fair Market Value of \$4,800 and build a home for sale to a low income home owner. Habitat will meet with the neighborhood association regarding the design of the house. Habitat will also request either State of Iowa or City HOME funds at a future date to ensure the house is affordable to a low income homeowner.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Jansma", written over a horizontal line.

Kevin Jansma  
Senior Director of Programs  
Greater Des Moines Habitat