

Date May 8, 2017

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT  
1445 6TH AVENUE TO 6TH AVENUE CORRIDOR, 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 June 13, 2016, by Roll Call No. 16-0962, the City Council approved acquisition of the vacant and abandoned house locally known as 1445 6<sup>th</sup> Avenue (“Property”) by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, authorized release of all City liens and special assessments in order to encourage housing redevelopment and directed staff to work with interested parties and neighborhood organizations to distribute a Request for Proposal (RFP) to developers to redevelop the property for housing;

**WHEREAS**, 6<sup>th</sup> Avenue Corridor, Inc. (6AC) is a Main Street Organization which the City is working with on the revitalization and redevelopment of 6<sup>th</sup> Avenue with dedicated staff and development experience; and

**WHEREAS**, if approved, the proposed conveyance by the City to 6AC will be governed by and subject to approval of an acquisition agreement between 6AC and the City of Des Moines, which agreement will be submitted to City Council for consideration concurrently with the public hearing on the sale; and

**WHEREAS**, deed restrictions on the sale and development will be included in the deed conveying the Property to 6AC and the City will provide a 20-year, \$12,000 balloon payment mortgage, at zero percent interest, with 6AC from which costs of maintenance, code compliance, insurance, and legal costs and services will be deducted at the time the Property is sold/and or developed; 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. The City of Des Moines, Iowa proposes to convey real property locally known as 1445 6<sup>th</sup> Avenue, legally described below, to 6<sup>th</sup> Avenue Corridor, Inc. in exchange for \$12,000.00 and in-kind consideration in the form of development of the property by redevelopment for housing purposes, subject to a 20-year balloon mortgage at zero percent interest:

Lot 18 in Hedges’ Addition to North Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

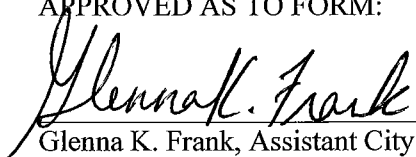
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2. A public hearing shall be held on May 22, 2017, at 5:00 p.m. in the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa. At that time the City Council will consider the above described 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. 17-393)

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

APPROVED AS TO FORM:

  
 Glenna K. Frank, Assistant City Attorney

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
 Mayor

**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.

\_\_\_\_\_  
 City Clerk