



**Date** December 12, 2022

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY  
TO NEIGHBORHOOD FINANCE CORPORATION (NFC)  
FOR REDEVELOPMENT OF HOUSING**

**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 3, 2019, by Roll Call No. 19-0891, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 445 E Dunham Avenue and 802 Shaw Street, Des Moines, Iowa (“Property”), entered into a development agreement with Neighborhood Finance Corporation (NFC) and began the process to acquire the tax sale deed.

**WHEREAS**, on November 21, 2022, by Roll Call No. 22-1807, the City Council released all City liens and special assessments and on November 29, 2022, by Resolution item numbers 26-28, the Polk County Board of Supervisors released all outstanding property taxes and special assessments, to encourage housing redevelopment; and

**WHEREAS**, if approved, the proposed conveyance by the City to NFC will be governed by and subject to approval of a development agreement between NFC 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 will further be subject to completion by the City of the tax sale process and acquisition of the Property by tax sale deed; and

**WHEREAS**, deed restrictions containing single-family owner-occupancy requirements and compliance with the conditions of the development agreement will be included in the deed conveying the Property to NFC; 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, the City of Des Moines, Iowa proposes to convey real property locally known as 445 E Dunham Avenue, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$20,050.00. The legal description of the property is as follows:



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All that part of Lots Twelve (12) and Eleven (11) Boyd’s Place, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa, which lies West of a line beginning 4 feet East of the Northwest Corner of said Lot 11 and running thence Southwesterly to the Southwest corner of said Lot 11 except the following: A triangular tract of land being 90 feet on either side and 6.62 feet on its base, more particularly described as follows: Commencing at a point on the North line of Lot 11, Boyd’s Place, which is 4 feet Easterly along said lot line from the Northwest Corner of said lot as originally platted; thence 90 feet in a Southernly direction along a straight line projected from said starting point to the Southwest corner of said Lot 11, thence West 6.62 feet thence in a Northerly direction in a straight line back to the point of the beginning.

- 2. Following and subject to completion of the tax sale process, the City of Des Moines, Iowa proposes to convey real property locally known as 802 Shaw Street, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$20,150.00. The legal description of the property is as follows:

The South 115 feet of Lot 3, in Block 52, in Town of De Moine, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

- 3. A public hearing shall be held on January 9, 2023 at 5:00 p.m. at City Hall, in the Council Chambers, 400 Robert D. Ray Drive, 2nd Floor, Des Moines, IA 50309. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.
- 4. 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. 22-561 )

Moved by \_\_\_\_\_ to adopt,

Second by \_\_\_\_\_

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney



**Roll Call Number**

**Agenda Item Number**

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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