



Date August 7, 2023

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY
TO WOODS BIBBIN COMPANY LLC FOR \$20,000
FOR REHABILITATION 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 February 20, 2023, by Roll Call No. 23-0232, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 1603 Clark Street and 1700 13th Street, Des Moines, Iowa (collectively the “Property”), and began the process to take tax sale deeds to the Property; and

WHEREAS, Neighborhood Services administered a request for proposals process to identify qualified rehabilitation partners to take ownership and rehab 1603 Clark Street and 1700 13th Street, in which Woods Bibbin Company LLC was the highest scored responsible applicant; and

WHEREAS, if approved, the proposed conveyance by the City to Woods Bibbin Company LLC will be governed by and subject to approval of a development agreement between Woods Bibbin Company LLC 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 and compliance with the conditions of the development agreement will be included in the deed conveying the Woods Bibbin Company LLC; 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 City of Des Moines, Iowa proposes to convey real property locally known as 1603 Clark Street, Des Moines, Iowa, legally described below, to Woods Bibbin Company LLC in exchange for \$10,000.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

LOT 12, WARREN PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES,



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POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.14 ACRES (6,090 SQUARE FEET).

- 2. Following and subject to completion of the City of Des Moines, Iowa proposes to convey real property locally known as 1700 13th Street, Des Moines, Iowa, legally described below, to Woods Bibbin Company LLC in exchange for \$10,000.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

THE SOUTH 50 FEET OF LOT 1, INGLE-WOLD, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.08 ACRES (3,500 SQUARE FEET).

- 3. A public hearing shall be held on August 21, 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.

Moved by _____ to adopt,

Second by _____.

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa Wieland, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, and Mayor signature line.

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