



Date October 21, 2024

SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY AT 1916 WASHINGTON AVENUE TO GREATER DES MOINES HABITAT FOR HUMANITY 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 12, 2023, by Roll Call No. 23-0834, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 1916 Washington Avenue, Des Moines, Iowa ("Property"), entered into a development agreement with Greater Des Moines Habitat for Humanity (Habitat) and began the process to acquire the tax sale deed; and

WHEREAS, if approved, the proposed conveyance by the City to Habitat will be governed by and subject to approval of a development agreement between Habitat 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 Habitat; 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 acquiring the tax sale deed, the City of Des Moines, Iowa proposes to convey real property locally known as 1916 Washington Avenue, Des Moines, Iowa, legally described below, to Greater Des Moines Habitat for Humanity in exchange for \$23,000 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

LOT 3, ARENA ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 6,825 SQUARE FEET.

- 2. A public hearing shall be held on November 4, 2024 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

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Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.

- 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/ Chas M. Cahill  
Chas Cahill, Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS     | ABSENT |
|----------------|------|------|----------|--------|
| BOESEN         |      |      |          |        |
| COLEMAN        |      |      |          |        |
| GATTO          |      |      |          |        |
| MANDELBAUM     |      |      |          |        |
| SIMONSON       |      |      |          |        |
| 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