



Date February 24, 2025

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY
AT 913 DOUGLAS AVENUE TO HOME OPPORTUNITIES MADE EASY,
INCORPORATED 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 October 21, 2024, by Roll Call No. 24-1431, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 913 Douglas Avenue, Des Moines, Iowa (“Property”), entered into a development agreement with Home Opportunities Made Easy, Incorporated (HOME, Inc.) and began the process to take tax sale deed; and

WHEREAS, on September 6, 2024, the City of Des Moines requested and was issued the tax sale deed for the Property by the Polk County Treasurer; and

WHEREAS, on September 17, 2024, the City of Des Moines filed a 120 Day Affidavit for the Property with the Polk County Recorder; and

WHEREAS, on October 21, 2024, by Roll Call No. 24-1431, the City Council released all City liens and special assessments to encourage housing redevelopment; and

WHEREAS, on December 17, 2024, by resolution No. 27, the Polk County Board of Supervisors released all County liens, unpaid taxes, and unpaid special assessments to encourage housing redevelopment; and

WHEREAS, if approved, the proposed conveyance by the City to HOME, Inc. will be governed by and subject to approval of a development agreement between HOME, Inc. 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 containing single-family owner-occupancy requirements and compliance with the conditions of the development agreement will be included in the deed conveying the HOME, 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:



Roll Call Number

Agenda Item Number

23

Date February 24, 2025

1. Following and subject to completion of the City of Des Moines, Iowa proposes to convey real property locally known as 913 Douglas Avenue, Des Moines, Iowa, legally described below, to HOME, Inc. in exchange for \$24,000 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

THE EAST 48 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14), AND THE EAST 48 FEET OF THE SOUTH ONE-HALF OF LOT FIFTEEN (15) IN BLOCK EIGHT (8) IN NORTH OAK PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

2. A public hearing shall be held on March 10, 2025, 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.
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.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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