



Date August 18, 2025

**APPROVING AGREEMENT FOR ASSIGNMENT OF TAX SALE CERTIFICATE FOR
DEVELOPMENT AND/OR REHABILITATION OF HOUSING TO INVEST DSM**

WHEREAS, Iowa Code Section 446.19A permits cities to acquire tax sale certificates for vacant lots and for abandoned property assessed as residential property or as commercial multi-family property 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 of 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 the development of vacant lots for residential use; and

WHEREAS, Iowa Code Section 446.19A also permits the City to assign the tax sale certificate to another agency or under Iowa Code 446.31, 446.32, and 446.37 to secure the deed to the property itself as long as it furthers the redevelopment of housing; and

WHEREAS, on June 9, 2025, by roll call 25-0840 the City Council authorized the City of Des Moines request to the Polk County Treasurer's office for the annual tax sale for the certificate for 800 35th Street, a vacant structure in the North of Grand Neighborhood; and

WHEREAS, on June 16th, 2025, the parcel's certificate representing unpaid taxes and special assessments was sold at the Polk County annual tax sale and issued to the City of Des Moines; and

WHEREAS, Invest DSM, (Christopher Civitate, Neighborhood Development Manager, 525 Southwest 5th Street, Suite F, Des Moines, Iowa 50309), has offered to rehab or redevelop the parcel for housing if the City will assign the tax sale certificate for the parcel to Invest DSM.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that:

1. The assignment of the tax sale certificate and the Agreement now on file in the office of the City Clerk, by and between the City and Invest DSM whereby the City agrees to assign the tax sale certificate for the parcel described above to the non-profit organization in consideration of the organization's undertakings to rehabilitate or redevelop the parcel for housing, is hereby approved.
2. The Neighborhood Services Department Director and his designee(s) are directed to sign the Agreement and is hereby further authorized and directed to execute the Assignment of such tax sale certificate to Invest DSM on behalf of the City of Des Moines as provided in said Agreements.

(Council Communication No. 25-315)

Moved by _____ to adopt.

Second by _____.



Roll Call Number

Agenda Item Number

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Date August 18, 2025

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