

Date June 8, 2026

APPROVING REQUEST TO POLK COUNTY TREASURER, AND APPROVING AGREEMENTS WITH NONPROFITS FOR ASSIGNMENT OF TAX SALE CERTIFICATES FOR VARIOUS PROPERTIES FOR DEVELOPMENT AND/OR REHABILITATION OF HOUSING

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, the parcels described below, largely assessed and zoned residentially, have all been found to be vacant lots or vacant and in violation of the City’s Building Code for a period in excess of six consecutive months in accordance with the requirements of Iowa Code Section 446.19A, and are expected to be sold at tax sale in June 2026 for nonpayment of taxes; and

WHEREAS, City Neighborhood Services staff is recommending that the City make a request to the Polk County Treasurer and take assignment of the tax sale certificates in accordance with Iowa Code Section 446.19A, in order for the certificates to be further assigned by agreement to Greater Des Moines Habitat for Humanity, Neighborhood Finance Corporation, and Invest DSM for rehabilitation or redevelopment of the properties for housing purposes; and

WHEREAS, Greater Des Moines Habitat for Humanity, (GDMHH, Lance Henning, Chief Executive Officer, 95 University Avenue, Suite 1, Des Moines, Iowa 50314) has offered to redevelop the parcels described as follows for housing if the City will acquire and assign the tax sale certificates or deed for the parcel as follows:

Assign tax certificate to GDMHH for: Geoparcel 782306407023, 1324 Broad Street, Geoparcel 782416479010, 4300 SE 16th Street, Geoparcel 782424102031, 5721 Pleasant Drive, 2316 40th Street, 1500 Germania Drive, 1700 Washington Avenue, 3020 Fleur Drive, and 3010 Fleur Drive; and

WHEREAS, Neighborhood Finance Corporation, (NFC Properties LLC, Zack Lacquement, Vice President, 4908 Franklin Avenue, Des Moines, Iowa 50310), has offered to redevelop the parcels described as follows for housing if the City will acquire and assign the tax sale certificate for the parcel as follows:

Assign tax certificate to NFC Properties LLC for: 143 SE 34th Street, 1992 Courtland Drive, 1531 E Glenwood Drive, 3820 42nd Street, 3011 57th Street, Geoparcel 782414351011, and 37 E Gray Street; and

WHEREAS, Invest DSM, (Theresa Greenfield, Executive Director, 525 Southwest 5th Street, Suite F, Des Moines, Iowa 50309), has offered to redevelop the parcels described as follows for housing if the City will acquire and assign the tax sale certificate for the parcel as follows:

Assign tax certificate to Invest DSM for: 1169 21st Street, 866 40th Place, 800 35th Street, 2313 Amherst Street, 625 Euclid Avenue, 607 23rd Street, 630 31st Street, 626 31st Street, 622 31st Street, 618 31st Street, 614 31st Street, Geoparcel 782410382037, and 1214 E Washington Avenue; and

.....
Date June 8, 2026

WHEREAS, Neighborhood Services Department staff have identified additional parcels described as follows for housing in conjunction with other City revitalization efforts. The City will acquire the tax sale certificates and work with other departments on integration into existing redevelopment plans the parcel as follows:

Assign tax certificate to City of Des Moines for: 1815 Martin Luther King Junior Parkway, 1543 20th Place, 1948 Francis Avenue, 2730 Dean Avenue, 1114 10th Street, 1196 9th Street, 1331 13th Street, 724 Emma Avenue, 718 Emma Avenue, 2750 Kinsey Avenue, Geoparcel 792332428008, 2900 1st St, 614 Boston Avenue, 2009 Martin Luther King Junior Parkway, 2013 Martin Luther King Junior Parkway, Geoparcel 792434107022, 1536 13th Street, 1528 13th Street, 1511 University Avenue, 1946 Francis Avenue; and

WHEREAS, 1107 Leland Avenue is expected to be sold at an adjourned tax sale for nonpayment of taxes; and

WHEREAS, Neighborhood Services Department staff have identified one parcel described as follows for housing in conjunction with other City revitalization efforts. The City will acquire the tax sale certificate and work with other departments on integration into existing redevelopment plans the parcel as follows:

Assign tax certificate to City of Des Moines for: 1107 Leland Avenue.

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

1. The 2026 Tax Sale Registration, assignment of the tax sale certificates, and the Agreements now on file in the office of the City Clerk, by and between the City and Greater Des Moines Habitat for Humanity, Neighborhood Finance Corporation, and Invest DSM whereby the City agrees to assign the tax sale certificates for the parcels described above to the non-profit organization in consideration of the organization's undertakings to rehabilitate or redevelop the parcels for owner-occupied housing, are hereby approved.
2. The Legal Department is authorized and directed to begin the acquisition of said properties in accordance with Iowa Code Section 446.19A, 446.18, 446.32 and 446.37, and the Finance Director is authorized and directed to issue checks to pay the recording costs and other costs certified by a City Department related to the acquisitions listed above.
3. The Neighborhood Services Department Director and his designee(s) are directed to work with the interested parties and nonprofits on developer-initiated redevelopment proposal(s), or, if applicable, to distribute a Request for Proposals to locate developer(s) to acquire and renovate each property based on an approved rehabilitation plan, including evidence of financing, examples of similar work completed in Des Moines area, and a binding agreement in a form satisfactory to the Legal Department, for use as single-family owner-occupied housing.
4. The Neighborhood Services Department Director is hereby authorized and directed to sign the Agreements on behalf of the City of Des Moines, and the Neighborhood Services Department Director is authorized and directed to sign the Acceptance of Restrictive Covenant for each property when provided by Greater Des Moines Habitat for Humanity, Neighborhood Finance Corporation, Invest DSM and the City as applicable.
5. Upon full execution of the Agreements, the Neighborhood Services Department Director is authorized and directed to execute and submit an affidavit to the Polk County Treasurer requesting that the tax sale certificates for all properties described above be assigned to the City of Des Moines in accordance with Iowa Code Section 446.19A, and the Neighborhood Services Department Director and his designee(s) is hereby further authorized and directed to execute the Assignments of such tax sale certificate(s) to Greater Des Moines Habitat for Humanity, Neighborhood Finance Corporation, or Invest DSM on behalf of the City of Des Moines as provided in said Agreements.

 **Roll Call Number**

Agenda Item Number
36

Date June 8, 2026

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				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

Laura Baumgartner, City Clerk