

★ Roll Call Number  
15-0002

Agenda Item Number

M.H.G.B. 2

Date January 12, 2015

**APPROVING CONVEYANCE OF REAL PROPERTY BY THE  
DES MOINES MUNICIPAL HOUSING AGENCY**

**WHEREAS**, the Des Moines Municipal Housing Agency (DMMHA) owns and operates a Public Housing scattered site inventory; and

**WHEREAS**, the DMMHA issued a request for bids for purchase of each of its 8 remaining vacant scattered site single family homes, in accordance with the procedures authorized by the Municipal Housing Governance Board on October 6, 2003 by Roll Call No. 03-2267 and with the DMMHA goal of providing affordable housing opportunities to eligible residents, and 30 total bids were received; and

**WHEREAS**, on November 18, 2014, sealed bids for said property disposition were received and opened at a public meeting presided over by the Housing Services Director; and

**WHEREAS**, certain bidders as identified below submitted the highest responsive, responsible bids along with evidence of funding source for 3 of the 8 properties, with the bids for remaining 5 properties rejected by the Housing Services Director due to incomplete bid submittals and irregularities in the bid notices; and

**WHEREAS**, the following properties are being recommended for sale to the respective buyers and for the bid amounts listed, subject to HUD review and approval:

Property Address	Buyer	Bid Amount
2033 10 <sup>th</sup> Street	Slashfrog LLC (d/b/a All Day Homes)	\$5,102
3208 E. 9 <sup>th</sup> Street	J. Eric Groves	\$32,080
5316 S. Union Street	DLR Holdings LLC (Derrick Huffey)	\$7,251
	<b>Total Revenues</b>	<b>\$44,433</b>

and;

**WHEREAS**, the disposition of these properties will provide for either tax based home ownership or rental properties within the community, with capital improvements being performed by the buyers in addition to providing savings to DMMHA related to snow removal and lawn care; and

**WHEREAS**, the Housing Services Director recommends starting the disposition process for the remaining 5 properties again in February 2015; and

**WHEREAS**, pursuant to Iowa Code Section 403A.3(9), the requirements of Iowa Code Section 364.7 do not apply to the DMMHA when exercising its municipal housing powers to convey real property.

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**NOW, THEREFORE, BE IT RESOLVED** by the Governing Board of the City of Des Moines, Iowa, Municipal Housing Agency, that:

1. Pursuant to the municipal housing powers set forth in Iowa Code Chapter 403A, the above-listed bids are received, and the sale and conveyance of the above-listed real properties to the respective listed buyers, for the respective listed bid amounts, are hereby approved subject to HUD review and approval of the sales process and bids.
2. The Housing Director is authorized to sign acceptance on behalf of the DMMHA on each of the accepted Offers to Purchase.
3. Following HUD review and approval, the Mayor is authorized to execute the Special Warranty Deeds and related documents on behalf of DMMHA, and the City Clerk to attest to his signature, following preparation of the documents and final approval as to form by the Legal Department.
4. The City Manager or his designee are hereby authorized to execute any other related documents on behalf of DMMHA, subject to final approval of documents by the Legal Department and execution of the documents by the buyer, and following HUD review and approval of the sales process and bids, DMMHA staff are authorized to proceed to closing on the sale of the properties.
5. The rejection of the bids for the remaining 5 properties by the Housing Services Director is hereby ratified, and the DMMHA is directed to start the disposition process for said properties in February 2015 or as soon thereafter as practical.

APPROVED AS TO FORM:

Moved by Moore to approve.

Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

(Board Communication No. 15-001)

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, 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.

MOTION CARRIED 7 APPROVED  
T. M. Franklin Cownie Mayor

Diane Fauh City Clerk