



**Roll Call Number**

15-1695

**Agenda Item Number**

24

**Date** October 12, 2015

**SET HEARING FOR CONVEYANCE OF  
MULTIPLE CITY-OWNED PROPERTIES IN THE BIRDLAND PROJECT AREA TO  
HOME OPPORTUNITIES MADE EASY, INC. (HOME, INC.) FOR \$34,000**

**WHEREAS**, on September 20, 1993, by Roll Call No. 93-3747, the City Council approved an emergency voluntary acquisition program to purchase residential properties severely damaged by the floods of 1993; and

**WHEREAS**, on October 25, 1993, by Roll Call No. 93-4031, the City Council established a voluntary acquisition program for flood-damaged owner-occupied residences, including an optional relocation benefits plan, by approving the program description titles Voluntary Acquisition Program of Residences (known as VAPOR); and

**WHEREAS**, on July 28, 2008, by Roll Call No. 08-1376, the City Council authorized to develop, execute, and administer an agreement with Neighborhood Finance Corporation to fund a voluntary flood acquisition program; approval to proceed with acquisition of eligible flood damaged properties in the Birdland Area; and authorization to allocate funds for the Home Restoration Program to be administered by the Polk County Housing Trust Fund to rehabilitate flood damaged properties in the Birdland Area (amended and extended on September 8, 2008 by Roll Call No. 08-1625); and

**WHEREAS**, the aforementioned voluntary buyouts left a number of vacant City-owned lots scattered throughout the Birdland Area; and

**WHEREAS**, on January 12, 2015, by Roll Call No. 15-0043, the City Council approved the Birdland Area Redevelopment Plan as an element of, and amendment to, the Des Moines' 2020 Community Character Land Use Plan, and authorized staff to initiate a request for proposal (RFP) process to dispose of select City-owned lot in the Birdland Area; and

**WHEREAS**, in accordance with said Council direction, the City Neighborhood Conservation Services Division of the Community Development Department distributed a Request for Proposal ("RFP") to developers certified with the City's Neighborhood Stabilization Program for the sale and redevelopment of the Properties; and

**WHEREAS**, Home Opportunities Made Easy, Inc. ("HOME, Inc.") responded to the RFP and was selected by the City staff reviewers as a recommended developer, and has offered to the City of Des Moines the purchase price of \$34,000, for fee simple interest in the properties listed below for the purpose of redevelopment, which price reflects the fair market land value of the properties as determined by the City's Real Estate Division; and

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**WHEREAS**, if approved, the proposed conveyance by the City to HOME, Inc. will be governed by and subject to approval of an acquisition agreement between HOME, Inc. and the City of Des Moines, which agreement will be returned to City Council for consideration concurrently with the public hearing on the sale; and

**WHEREAS**, there is no known current or future public need or benefit for the properties proposed to be sold, and the City will not be inconvenienced by the sale of the properties listed below, subject to the terms and conditions set forth herein.

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

1. The City of Des Moines, Iowa proposes to convey the real properties locally known as 203 Holcomb Avenue, 205 Holcomb Avenue, 211 Holcomb Avenue, 217 Holcomb Avenue, 219 Holcomb Avenue, 210 Watson Avenue and 219 Watson Avenue, and legally described as follows, to HOME, Inc. for \$34,000 and subject to the terms and conditions set forth in the acquisition agreement and Offer to Purchase:

203 Holcomb Avenue: Lots 1 and 2, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

205 Holcomb Avenue: Lots 3 and 4, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

211 Holcomb Avenue: Lots 5 and 6, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

217 Holcomb Avenue: Lots 7 and 8, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

219 Holcomb Avenue: Lots 9 and 10, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

210 Watson Avenue: Lots 57, 58 and 59, Block 4, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

219 Watson Avenue: Lots 10 and 11, Block 5, OLD ORCHARD BEACH, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. A public hearing will be held on October 26, 2015 at 5:00 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.

★ Roll Call Number  
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3. The City Clerk is hereby 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.

4. Non-project related proceeds are used to support general operating budget expenses: Org – EG064090.

(Council Comm. No. 15549)

Moved by Hensley to adopt.

APPROVED AS TO FORM:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED 7 APPROVED  
T. M. Franklin Mayor

**CERTIFICATE**

I, DIANE RAUH, 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.

Diane Rauh City Clerk