



Roll Call Number

17-0865

Agenda Item Number

22

Date May 22, 2017

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT
1720 7th STREET TO HAT TRICK RENOVATION, LLC
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 March 21, 2016, by Roll Call No. 16-0472, the City Council authorized execution of contracts with Polk County in order for the City to take assignment of the tax sale certificates and ownership of the vacant and abandoned house locally known as 1720 7th Street ("Property") by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, authorized release of all City liens and special assessments in order to encourage housing redevelopment and directed staff to distribute a Request for Proposal (RFP) to developers to acquire and renovate the Property based on a rehabilitation plan; and

WHEREAS, the City intends to accept title to the Property by tax sale deed on or before May 27, 2017, in order to comply with the statutory tax sale process; and

WHEREAS, City staff distributed a Request for Proposal (RFP) to redevelopers of single family housing on January 20, 2017, and again on March 14, 2017, in order to select a developer to complete the necessary development on the Property; and

WHEREAS, Hat Trick Renovation, LLC responded to the RFP and was selected by the reviewers as the recommended developer for the purpose of said redevelopment; and

WHEREAS, if approved, the proposed conveyance by the City to Hat Trick Renovation, LLC will be governed by and subject to approval of an acquisition agreement between Hat Trick Renovation, LLC 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 will further be subject to completion by the City of the tax sale process and acquisition of the Property by tax sale deed; and

WHEREAS, deed restrictions requiring single-family owner-occupancy, compliance with the conditions of the RFP and submitted proposal, and compliance with a project schedule will be included in the deed conveying the Property to Hat Trick Renovation, LLC; 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
17-0805

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- Following and subject to completion of the tax sale process and issuance of the tax sale deed, the City of Des Moines, Iowa proposes to convey real property locally known as 1720 7th Street, legally described below, to Hat Trick Renovation, LLC in exchange for \$1.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

Lot 4 and the North ½ of Lot 5 in Block 11 in the Official Plat of the SW ¼ of the NE ¼ of Section 34, Township 79 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, (aka Polk County Homestead & Trust Company Addition) Polk County, Iowa.

- A public hearing shall be held on June 12, 2017 at 5:00 p.m. in the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, 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.
- 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.

(Council Communication No. 17-436)

MOVED BY Gatto 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	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

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