



Roll Call Number

25-0739

Agenda Item Number

22

Date May 19, 2025

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 or identified for a future residential use, 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 2025 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, Home Opportunities Made Easy, Inc., 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 rehab or redevelop the 24 parcels described as follows for housing if the City will acquire and assign the tax sale certificates or deed for the parcel as follows:

Table with 4 columns: Address, Parcel, Description, Processing Certificate. It lists 24 parcels for housing development, including addresses like 1220 DAVIS AVE and 1526 E PARK AVE, and their corresponding processing certificates assigned to GDMHH.

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Address	Parcel	Description	Partner
1532 JEFFERSON AVE	792434152003	Vacant Structure	Assign tax certificate to GDMHH
1806 8TH ST	792434251013	Vacant Structure	Assign tax certificate to GDMHH
1836 EASTON BLVD	792436476035	Vacant Structure	Assign tax certificate to GDMHH
1992 COURTLAND DR	782409483004	Vacant Structure	Assign tax certificate to GDMHH
2514 DES MOINES ST	782401134017	Vacant Structure	Assign tax certificate to GDMHH
3261 EASTON BLVD	792332178008	Vacant Structure	Assign tax certificate to GDMHH
3836 53RD ST	792419376035	Vacant Structure	Assign tax certificate to GDMHH
4016 E 16TH ST	792424301029	Vacant Structure	Assign tax certificate to GDMHH
6014 SE 4TH ST	782427376015	Vacant Structure	Assign tax certificate to GDMHH
708 WALL AVE	782428404001	Vacant Structure	Assign tax certificate to GDMHH
828 PIONEER RD	782415203046	Vacant Structure	Assign tax certificate to GDMHH

WHEREAS, Home Opportunities Made Easy, Inc. (HOME, Inc., Carrie Woerdeman, Executive Director, 1618 6th Ave, Des Moines, IA 50314) has offered to redevelop the five parcels described as follows for housing if the City will acquire and assign the tax sale certificate or deed for the parcel as follows:

Address	Parcel	Description	Processing Certificate
	782422130012	Vacant Lot	Assign tax certificate to HOME, Inc.
112 E TITUS AVE	782427101021	Vacant Structure	Assign tax certificate to HOME, Inc.
19 SW 42ND ST	782407301004	Vacant Structure	Assign tax certificate to HOME, Inc.
340 E THORNTON AVE	782422130013	Vacant Structure	Assign tax certificate to HOME, Inc.
3911 LAY ST	792319377011	Vacant Structure	Assign tax certificate to HOME, Inc.

WHEREAS, Neighborhood Finance Corporation, (NFC Properties LLC, Zack Lacquement, Vice President, 4908 Franklin Avenue, Des Moines, Iowa 50310), has offered to rehab or redevelop the 8 parcels described as follows for housing if the City will acquire and assign the tax sale certificate for the parcel as follows:

Address	Parcel	Description	Processing Certificate
2900 1ST ST	792426301014	Vacant Lot	Assign tax certificate to NFC Properties
3416 4TH ST	792427231014	Vacant Lot	Assign tax certificate to NFC Properties
	782410258010	Vacant Lot	Assign tax certificate to NFC Properties
	782410258012	Vacant Lot	Assign tax certificate to NFC Properties
3519 BELMAR DR	792328103010	Vacant Structure	Assign tax certificate to NFC Properties
709 VALE ST	782410258002	Vacant Structure	Assign tax certificate to NFC Properties
714 VALE ST	782410258003	Vacant Structure	Assign tax certificate to NFC Properties
901 SE 7TH ST	782410258001	Vacant Structure	Assign tax certificate to NFC Properties

WHEREAS, Invest DSM, (Christopher Civitate, Interim Executive Director, 525 Southwest 5th Street, Suite F, Des Moines, Iowa 50309), has offered to rehab or redevelop the 8 parcels described as follows for housing if the City will acquire and assign the tax sale certificate for the parcel as follows:

Address	Parcel	Description	Processing Certificate
1067 22ND ST	782405131005	Vacant Lot	Assign tax certificate to Invest DSM
304 E JACKSON AVE	782410328009	Vacant Lot	Assign tax certificate to Invest DSM

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Address	Parcel	Description	Processing Certificate
3933 11TH ST	792422378004	Vacant Lot	Assign tax certificate to Invest DSM
619 36TH ST	782406379007	Vacant Lot	Assign tax certificate to Invest DSM
911 25TH ST	782405157008	Vacant Lot	Assign tax certificate to Invest DSM
1103 22ND ST	782405128013	Vacant Structure	Assign tax certificate to Invest DSM
1144 35TH ST	782406128015	Vacant Structure	Assign tax certificate to Invest DSM
803 OAK PARK AVE	792427203020	Vacant Structure	Assign tax certificate to Invest DSM

WHEREAS, Neighborhood Services and Development Services staff have identified 53 parcels 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:

Address	Parcel	Description	Processing Certificate
403 SE 8TH ST	782410203001	Vacant Lot	City of Des Moines
405 SE 8TH ST	782410203002	Vacant Lot	City of Des Moines
407 SE 8TH ST	782410203013	Vacant Lot	City of Des Moines
	782416278020	Vacant Lot	City of Des Moines
	792333378020	Vacant Lot	City of Des Moines
	792434434042	Vacant Lot	City of Des Moines
	792434434069	Vacant Lot	City of Des Moines
0 LINCOLN AVE	792433127015	Vacant Lot	City of Des Moines
101 E 15TH CT	782402314001	Vacant Lot	City of Des Moines
1050 17TH ST	782405208008	Vacant Lot	City of Des Moines
1078 14TH ST	782405233002	Vacant Lot	City of Des Moines
1211 15TH PL	792434355009	Vacant Lot	City of Des Moines
1213 15TH PL	792434355008	Vacant Lot	City of Des Moines
1215 15TH PL	792434355007	Vacant Lot	City of Des Moines
1218 MCCORMICK ST	792436379028	Vacant Lot	City of Des Moines
1221 FOREST AVE	792434330019	Vacant Lot	City of Des Moines
1301 10TH ST	792434379009	Vacant Lot	City of Des Moines
1311 10TH ST	792434379008	Vacant Lot	City of Des Moines
1320 E 41ST ST	792333353009	Vacant Lot	City of Des Moines
1334 DE WOLF ST	792436454060	Vacant Lot	City of Des Moines
1401 E. 12TH ST	792435426020	Vacant Lot	City of Des Moines
1409 5TH AVE	792434433021	Vacant Lot	City of Des Moines
1415 5TH AVE	792434433003	Vacant Lot	City of Des Moines
1415 UNIVERSITY AVE	792434356034	Vacant Lot	City of Des Moines
1419 5TH AVE	792434433016	Vacant Lot	City of Des Moines
1422 22ND ST	792433406020	Vacant Lot	City of Des Moines
1441 4TH ST	792434432001	Vacant Lot	City of Des Moines
1503 10TH ST	792434329011	Vacant Lot	City of Des Moines
1507 10TH ST	792434329010	Vacant Lot	City of Des Moines
1519 UNIVERSITY AVE	792434355023	Vacant Lot	City of Des Moines
1520 13TH ST	792434305024	Vacant Lot	City of Des Moines
1603 E 28TH ST	792331283014	Vacant Lot	City of Des Moines

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Address	Parcel	Description	Processing Certificate
1611 FRANKLIN AVE	792433233021	Vacant Lot	City of Des Moines
1621 JEFFERSON AVE	792433276060	Vacant Lot	City of Des Moines
1635 DES MOINES ST	782402134013	Vacant Lot	City of Des Moines
1700 24TH ST	792433179024	Vacant Lot	City of Des Moines
1800 MARTIN LUTHER KING JR PKWY	792433253017	Vacant Lot	City of Des Moines
2022 MARTIN LUTHER KING JR PKWY	792433252032	Vacant Lot	City of Des Moines
2221 CHAUTAUQUA PKWY	792434102001	Vacant Lot	City of Des Moines
2940 WILLOWMERE DR	782418479001	Vacant Lot	City of Des Moines
3004 COLUMBIA ST	792426180025	Vacant Lot	City of Des Moines
3107 2ND AVE	792426155006	Vacant Lot	City of Des Moines
314 E SHERIDAN AVE	792426331023	Vacant Lot	City of Des Moines
600 SE 8TH ST	782410210006	Vacant Lot	City of Des Moines
6214 SW 3RD ST	782428481006	Vacant Lot	City of Des Moines
635 SE 28TH ST	782412226046	Vacant Lot	City of Des Moines
712 SE 10TH ST	782410234011	Vacant Lot	City of Des Moines
908 E 22ND ST	782402231011	Vacant Lot	City of Des Moines
1700 WASHINGTON AVE	792433278021	Vacant Lot	City of Des Moines
1402 CLARK ST	792434302013	Vacant Lot	City of Des Moines
200 EUCLID AVE	792427233020	Vacant Structure	City of Des Moines
4210 SW 9TH ST	782421331008	Vacant Structure	City of Des Moines
1716 FOREST AVE	792433478030	Vacant Lot	City of Des Moines

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

1. The 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, HOME, Inc., 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 or other identified housing use.
4. The Neighborhood Services Department Director is hereby authorized and directed to sign the Affidavits for the Treasurer's offices and Agreements on behalf of the City of Des Moines, and the Neighborhood Services



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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, HOME, Inc., 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 is hereby further authorized and directed to execute the Assignments of such tax sale certificate(s) to Greater Des Moines Habitat for Humanity, HOME, Inc., Neighborhood Finance Corporation, or Invest DSM on behalf of the City of Des Moines as provided in said Agreements.

6. The City Manager is authorized to sign the registration for the June 16, 2025 tax sale and adjourned sales.

(Council Communication No. 25-201)

Moved by Gatto to adopt.

Second by Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas Cahill, Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Connie Boesen

Mayor

Laura Baumgartner

City Clerk