



Roll Call Number

25-0840

Agenda Item Number

37

Date June 9, 2025

**APPROVING REQUEST TO POLK COUNTY TREASURER 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 of the three identified 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
1315 7 th Street	792434453012	Vacant Structure
1318 7 th Street	792434452028	Vacant Structure
800 35 th Street	782406182025	Vacant Structure

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

1. 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.
2. 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 or redevelop 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.



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3. The Neighborhood Services Department Director is hereby authorized and directed to sign the Affidavit for the Treasurer's offices and Agreements on behalf of the City of Des Moines.
4. 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.

(Council Communication No. 25-232)

Moved by Gatto to adopt.
Second by Voss.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill, Assistant City Attorney

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

MOTION CARRIED

APPROVED

Connie Breen

Mayor

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.

Laura Baumgartner

City Clerk