


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-389	Meeting:	August 21, 2023
	Agenda Item:	32	Roll Call:	23-1192
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Hold hearing for conveyance of City-owned property to Woods Bibbin Company LLC for redevelopment of housing.

SYNOPSIS:

The City has requested and been issued the tax sale deeds of 1603 Clark Street and 1700 13th Street and has an agreement with Woods Bibbin Company LLC to take ownership and rehabilitate the properties for housing. This action is to hold the hearing and consider sale of the property to Woods Bibbin Company LLC.

FISCAL IMPACT:

Amount: \$20,000

Funding Source: NS046000/496025

ADDITIONAL INFORMATION:

- In the winter of 2023, Neighborhood Services sought a list of properties with open tax sale certificates held by Polk County that had structures. In reviewing the list, four were identified as vacant and good candidates for City intervention because of their condition and large number of special assessments and taxes encumbering the properties.
- In February 2023, the City acquired the tax sale certificates for 1603 Clark Street and 1700 13th Street and began the notice process to secure the tax sale deeds.
- Neighborhood Services administered a request for proposals process to identify qualified rehabilitation partners to take ownership and rehab 1603 Clark Street and 1700 13th Street in which Woods Bibbin Company LLC was the highest scored responsible applicant.
- Woods Bibbin Company LLC projects that there may be a continued development gap for the rehabilitation of the properties. They anticipate a rehabilitation budget of \$172,500 needed for 1603 Clark and a projected resale price of \$160,000. They anticipate a rehabilitation budget of \$172,500 needed for 1700 13th Street and a projected resale price of \$150,000. They are in the application stage of the blighted property rehabilitation program to address the projected gap. Once

the properties are sold, fuller inspections of the properties will be used to finalize agreements for the blighted property rehabilitation program.

- These properties were part of the tax sale and had been vacant and tax delinquent for multiple years. Redevelopment of these properties remediates blighted properties that have had weed, junk and debris issues for multiple years. Until the home is rehabilitated, Woods Bibbin Company LLC will be the owner of and provide maintenance and mowing of the property.

PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2023

Roll Call Number: [23-1081](#)

Action: [On](#) conveyance of City-owned property at 1603 Clark Street and 1700 13th Street to Woods Bibbin Company LLC for rehabilitation of housing, (8-21-23). Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Neighborhood Services anticipates finalization of agreements for the blighted property rehabilitation program for gap financing of the rehabilitation of the properties.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.