


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>24-135</b>	Meeting:	<b>April 1, 2024</b>
	Agenda Item:	<b>12</b>	Roll Call:	<b>24-0485</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

## AGENDA HEADING:

Resolution authorizing release of special assessments for property acquired through the tax sale certificate process.

## SYNOPSIS:

The City has requested and been issued the tax sale deed for 1411 17th Street and has an agreement with Home Opportunities Made Easy, Incorporated (HOME, Inc.) to redevelop the property. Releasing the special assessments against the property will clear the title and allow HOME, Inc. to build a new single-family home.

## FISCAL IMPACT:

This request is to abate \$2,751.93 in special assessments.

## ADDITIONAL INFORMATION:

- The special assessments were all incurred by the previous owner. The prior owner is deceased and was previously unresponsive to addressing the issues, paying the fines or taxes or throughout the tax sale process. The listed special assessments are not removed through the tax sale process as they were issued after the taxes were sold and certificate issued. Prior to the hearing to convey, HOME, Inc. is asking that the City release the special assessments against the property.
- The property has a structure that has been vacant and in disrepair for multiple years. It is in the City's best interest to release the special assessments encumbering this property because the new home will add to the tax base, reduce nuisance properties within the neighborhood and continue to increase the housing stock.
- HOME, Inc. has reviewed the condition of the property and the financial feasibility of options for the site and determined that demolition of the structure and new construction on the site is the most financially feasible path for redevelopment. No matter the path, a significant development gap is anticipated and use of either City HOME funds or state funding to ensure a habitable home is restored to the property is likely. Release of the special assessments is one way the City can reduce the redevelopment gap.

- City staff and HOME, Inc. are also in communication with Polk County and Des Moines Water Works to abate their special assessments and back taxes on the properties.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 20, 2023

Roll Call Number: [23-0232](#)

Action: [Request](#) to Polk County for Tax Sale Certificates and Agreement with HOME, Inc. for development and/or rehabilitation of housing. ([Council Communication No. 23-090](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

The City will continue to work with HOME, Inc. on the redevelopment process including setting the date of and holding public hearings on the sale of the property.

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](mailto:cityclerk@dmgov.org).