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Date..... March 6, 2006

RESOLUTION ACCEPTING ASSIGNMENT OF TAX SALE CERTIFICATE
FROM OAK HELM PARTNERS FOR VACANT LOT LOCATED AT 1622 FOREST
AVENUE FOR REDEVELOPMENT AS AFFORDABLE HOUSING

WHEREAS, Iowa Code §446.19A permits cities to acquire tax sale certificates for vacant lots and for abandoned property assessed as residential property or as commercial multifamily property at a tax sale without paying the taxes then due, to obtain the assignment of outstanding tax sale certificates by payment to the holder in the amount then due to redeem the certificate, and to give notice of expiration of the redemption period upon an expedited schedule, all for the purpose of encouraging the acquisition and rehabilitation of abandoned dwellings and the development of vacant lots for residential use; and,

WHEREAS, by Roll Call No. 05-2584, the Des Moines City Council approved the Forest Avenue Urban Renewal Plan, which identified 1622 Forest Avenue as an acquisition parcel for the development of affordable housing; and

WHEREAS, acquiring the parcel through the tax sale certificate process will be substantially less expensive than through the Urban Renewal process, which will further enhance the affordability of the home; and,

WHEREAS, OHP 1, L.C., a subsidiary of Oak Helm Partners, has offered to sell the 2003 tax sale certificate to the City of Des Moines for \$260.00, which represents the actual costs that they have in the property; and,

WHEREAS, by receiving the assignment of the 2003 tax sale certificate, the City of Des Moines will be able facilitate the development of affordable housing by completing the necessary legal work prior to reassigning the tax sale certificate to a developer who will develop affordable housing on the vacant lot; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The assignment to the City of Des Moines of the 2003 tax sale certificate for 1622 Forest Avenue by Oak Helm Partners is hereby approved and accepted.
2. The Finance Director is authorized to issue a check payable to OHP 1, L.C., in the amount of \$260.00 for the assignment of this certificate to the City of Des Moines, and to pay any additional fees required by the Polk County Treasurer's Office to file and record the assignment.

(continued)

Date March 6, 2006

- Upon filing of the 90 day affidavit with the Polk County Treasurer's Office, the Community Development Director is hereby authorized to solicit developer initiated proposals for the development of affordable housing on the vacant lot located at 1622 Forest Avenue, for future consideration by the City Council.

(Council Communication No. 06- 116)

MOVED by _____ to adopt.

FORM APPROVED:

By: Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

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.

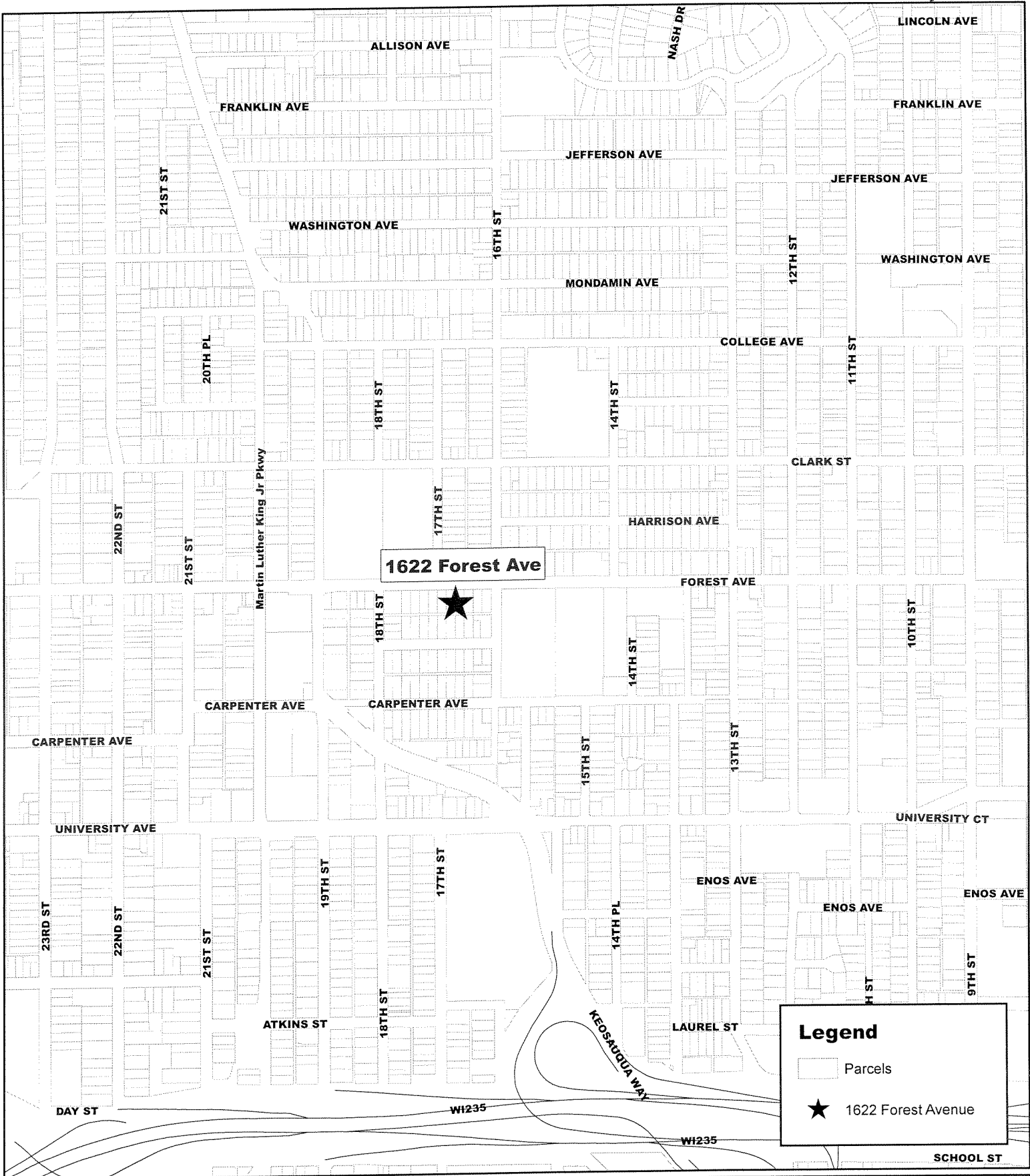
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED



APPROVED

.....Mayor

_____ City Clerk



Legend

-  Parcels
-  1622 Forest Avenue



Assignment of Tax Sale Certificates
 March 1, 2006

