



Date December 5, 2016

SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 2620 CORNELL STREET TO HOME OPPORTUNITIES MADE EASY, INC.

WHEREAS, Iowa Code Section 446.19A permits cities to acquire tax sale certificates for abandoned property assessed as residential property or as commercial multifamily property or vacant residential lots 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 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 lots; and

WHEREAS, on September 28, 2015, by Roll Call No. 15-1619, the City Council approved acquisition of the vacant lot locally known as 2620 Cornell Street ("Property") by tax sale deed, authorized the Community Development Director to request release of property taxes and special assessments, and authorized release of all City liens and special assessments in order to encourage housing redevelopment; and

WHEREAS, the City intends to accept title to the Property by tax sale deed on or before December 19, 2016, in order to comply with the statutory tax sale process; and

WHEREAS, Home Opportunities Made Easy, Inc., wishes to develop the Property in accordance with City of Des Moines' requirements, and has offered to the City of Des Moines the purchase price of \$6,000.00 for the purchase of such Property, more specifically described below, which conveyance will be subject to a Declaration of Restrictive Covenants setting forth the City's development requirements, and which price reflects both the fair market value of the Property as currently estimated by the City's Real Estate Division as well as the City's current investment in the Property; and

WHEREAS, Home Opportunities Made Easy, Inc. also will be required to obtain an approved site plan by the City for redevelopment of the Property, and required to enter into a development agreement with the City should the City's Community Development Department provide funds for said future redevelopment project, which requirements will be included in the deed conveying the Property to Home Opportunities Made Easy, Inc.; and

WHEREAS, there is no known current or future public need for the Property proposed to be sold and the City will not be inconvenienced by the sale of said Property.

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

1. The City of Des Moines, Iowa proposes to convey real property locally known as 2620 Cornell Street, legally described below, to Home Opportunities Made Easy, Inc. in exchange for \$6,000.00 for redevelopment of the property for housing purposes:

Lot14, Martha Hall Heights Plat 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Date December 5, 2016

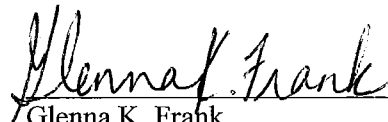
2. A public hearing shall be held on December 19, 2016 at 5:00 p.m. in the Richard A. Clark Municipal Service Center (MSC), 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa. At that time the City Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.

3. The City Clerk is authorized and directed to publish notice of the proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

(Council Communication No. 16-692)

MOVED BY _____ TO ADOPT.

APPROVED AS TO FORM:



 Glenna K. Frank
 Assistant City Attorney

psw

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GREY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

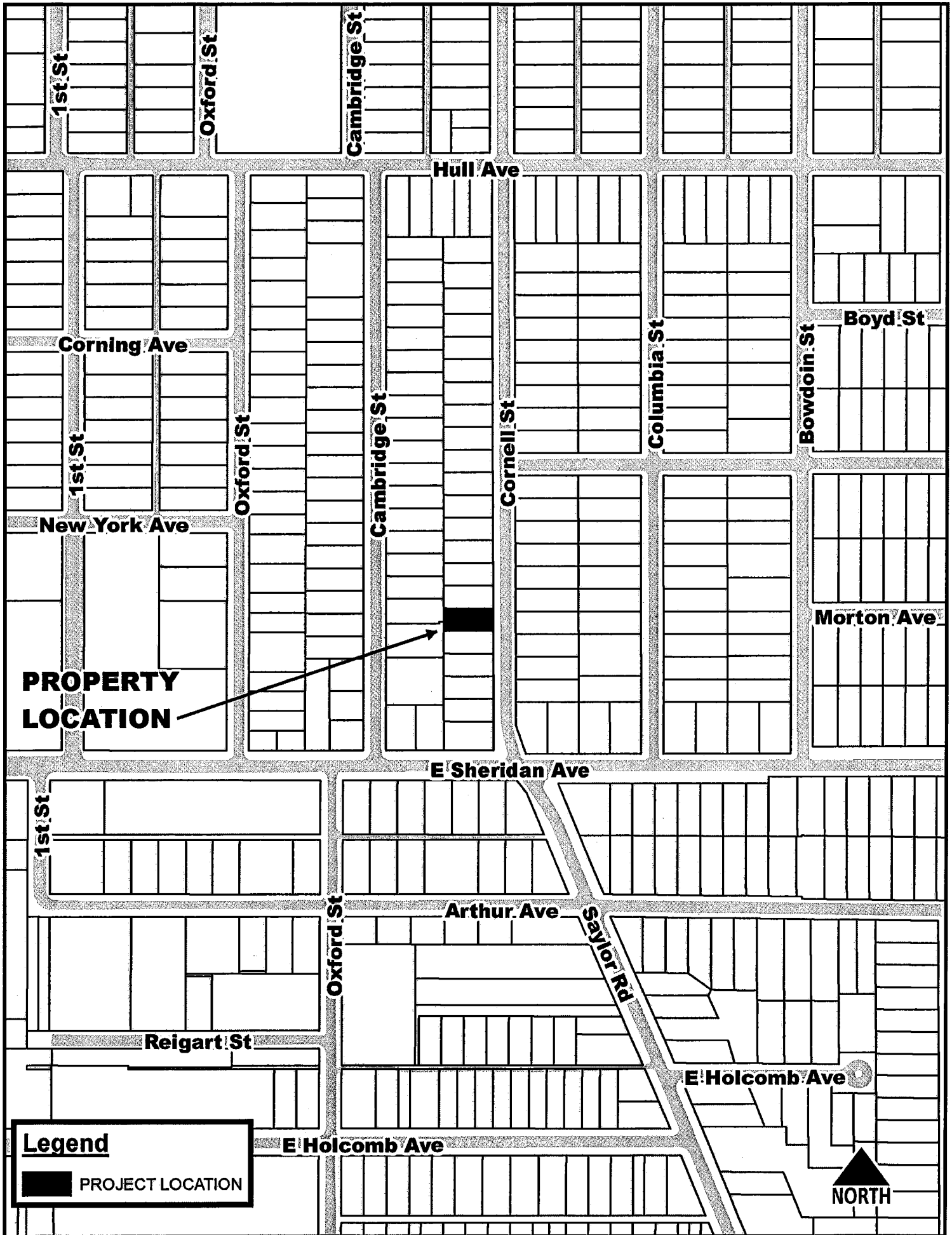
CERTIFICATE

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.

 Mayor

 City Clerk





Creating Housing Opportunities

November 28, 2016

Des Moines City Council
400 Robert Ray Drive
Des Moines, Iowa 50309

Dear Mayor Cownie and Council Members:

HOME, Inc has worked with the City of Des Moines on obtaining several vacant lots obtained by the City of Des Moines through the tax sale certificate process. HOME, Inc has built new affordable housing on the lots it has acquired that are compatible with the surrounding neighborhood and provide energy efficient sustainable housing for the new homeowner.

In 2014, HOME, Inc. identified the vacant lots as 1334 E. 13th and 2620 Cornell as potential lots for new construction of a single family house. The City of Des Moines proceeded with acquiring the tax sale certificate and sending notice to owners and lien holders that the city intended to take tax deed to the properties.

HOME, Inc. proposes to purchase the vacant lots from the City of Des Moines for the Fair Market Value of \$6,000 each for construction of new single family housing. HOME, Inc. will meet with the neighborhood associations regarding the design of the house. HOME, Inc. is working closely with the East Bank Neighborhoods on scattered site housing and with the Union Park Neighborhood with its Birdland Developments.

By Roll Call 16-1828 on October 24, 2016 the City Council approved an allocation of Community Housing Development Organization Set-Aside funds from the City's HOME program for HOME, Inc.'s use in building housing. HOME, Inc. will use the CHDO set-a-side funds to ensure the houses are affordable.

Sincerely,

Pamela S. Carmichael,
Executive Director