



Date February 20, 2023

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY
TO NEIGHBORHOOD FINANCE CORPORATION (NFC)
FOR REDEVELOPMENT OF HOUSING**

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 June 3, 2019, by Roll Call No. 19-0892, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 409 E Granger Avenue, 801 Shaw Street, 2737 Hickman Road, and 2811 Payne Road, Des Moines, Iowa (collectively the “Property”), entered into a development agreement with Neighborhood Finance Corporation (“NFC”) and begin the process to take tax sale deed.

WHEREAS, on January 23, 2023, by Roll Call No. 23-0107, the City Council released all City liens and special assessments and on January 24, 2023 by Resolution items number 22-25 the Polk County Board of Supervisors released of property taxes and special assessments, to encourage housing redevelopment; and

WHEREAS, if approved, the proposed conveyance by the City to NFC will be governed by and subject to approval of a development agreement between NFC and the City of Des Moines, which agreement will be submitted to City Council for consideration concurrently with the public hearing on the sale, and will further be subject to completion by the City of the tax sale process and acquisition of the Property by tax sale deed; and

WHEREAS, deed restrictions containing single-family owner-occupancy requirements and compliance with the conditions of the development agreement will be included in the deed conveying the NFC.

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

1. Following and subject to completion of the tax sale deed process, the City proposes to convey real property locally known as 409 E Granger Avenue, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$11,700.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

Lot 3 and the East 1/2 of Lot 2 (except the West 16 inches) in Block 14 in Second Plat of Clifton Heights, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.



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2. Following and subject to completion of the tax sale deed process, the City proposes to convey real property locally known as 801 Shaw Street, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$23,100.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

Lot 1, Williams & Garver's Sub-Division of Scott's Square, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

3. Following and subject to completion of the tax sale deed process, the City proposes to convey real property locally known as 2737 Hickman Road, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$35,000.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

-Except Street- & -Except the North 150 Feet-, Lot 10, Amarude, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

4. Following and subject to completion of the tax sale deed process, the City proposes to convey real property locally known as 2811 Payne Road, Des Moines, Iowa, legally described below, to Neighborhood Finance Corporation in exchange for \$24,000.00 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

The East 1/2 of the South 1/2 of Lot 45 in Arnold's Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

5. A public hearing shall be held on March 6, 2023, at 5:00 p.m. at City Hall, in the Council Chambers, 400 Robert D. Ray Drive, 2nd Floor, Des Moines, IA 50309. At that time, the City Council will consider the above described proposal and any other(s) submitted prior to or during the public hearing.

6. 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.

 **Roll Call Number**

Agenda Item Number

20

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Date February 20, 2023

Moved by _____ to adopt,
Second by _____

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ 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.

_____ City Clerk