



Date August 7, 2023

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY  
TO HOME OPPORTUNITIES MADE EASY, INC.  
FOR REHABILITATION 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 February 20, 2023, by Roll Call No. 23-0232, the City Council approved acquisition of the tax sale certificate for the vacant and abandoned property locally known as 1617 22<sup>nd</sup> Street, Des Moines, Iowa (“Property”), entered into a development agreement with Home Opportunities Made Easy, Inc. (HOME, Inc.) and began the process to take tax sale deed; and

**WHEREAS**, the property has been declared a public nuisance and within the terms of the sale is an expectation that HOME, Inc. will incur the costs to abate the nuisance, which costs exceed the fair market value of the property; and

**WHEREAS**, if approved, the proposed conveyance by the City to HOME, Inc. will be governed by and subject to approval of a development agreement between HOME, Inc 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 restrictive covenants; and

**WHEREAS**, deed restrictions and compliance with the conditions of the development agreement will be included in the deed conveying the HOME, 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. Following and subject to completion of the City of Des Moines, Iowa proposes to convey real property locally known as 1617 22<sup>nd</sup> Street, Des Moines, Iowa, legally described below, to HOME, Inc. in exchange for \$1 and in-kind consideration in the form of nuisance abatement, demolition of the existing structure, and development of the property by rehabilitation and/or redevelopment for housing purposes:

LOT 23, BLOCK 3, INGLESIDE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES,



**Roll Call Number**

**Agenda Item Number**

34

**Date** August 7, 2023

POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.15 ACRES (6,750 SQUARE FEET).

- 2. A public hearing shall be held on August 21, 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.
- 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.

Moved by \_\_\_\_\_ to adopt,  
Second by \_\_\_\_\_.

FORM APPROVED:

/s/ Lisa A. Wieland  
Lisa 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