



Date October 23, 2023

**HOLD HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY
AT 3116 LINCOLN AVENUE TO HOME OPPORTUNITIES MADE EASY, INC.
FOR REDEVELOPMENT OF HOUSING**

WHEREAS, on July 16, 2018, by Roll Call No. 18-1218, the City Council approved implementation of a voluntary property acquisition program for flood damaged residential properties. 3116 Lincoln Avenue, Des Moines, Iowa (“Property”) was acquired by the City through the program. Staff review of the site, prior property conditions, and storm water system has identified the Property as fit for redevelopment; and

WHEREAS, Neighborhood Services administered a request for proposals that identified Home Opportunities Made Easy, Inc. (HOME, Inc.) as the highest ranked proposal for the Property.

WHEREAS, if approved, the proposed conveyance by the City to Home Opportunities Made Easy, Inc. (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

WHEREAS, deed restrictions and compliance with the conditions of the development agreement will be included in the deed conveying the Property to 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; and

WHEREAS, on October 2, 2023, by Roll Call 23-1319, it was duly resolved by the City Council that the proposed conveyance of the property to HOME, Inc. be set down for hearing on October 23, 2023, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of the proposal was published as provided by law in the Des Moines Register, setting forth the time and place for hearing on the proposal; and

WHEREAS, in accordance with City Council direction, those interested in this proposed conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed conveyance of the real property as described below are hereby overruled and the hearing is closed.



Date October 23, 2023

2. There is no public need for the real property described below and the public would not be inconvenienced by reason of the conveyance of the property described below.
3. That the sale and conveyance of real property locally known as 3116 Lincoln Avenue, Des Moines, Iowa, legally described below, to HOME, Inc. in exchange for \$30,000 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes is hereby approved:

LOTS 12, 13, 14 AND THE NORTH 90 FEET OF LOT 37 IN VAN SLYKE & DORSEY'S LINNWOOD PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA
4. That the Agreement between the City of Des Moines and HOME, Inc. for Acquisition and Rehabilitation/Redevelopment of City Property, including the Offer to Purchase attached thereto, be and is hereby approved.
5. The Mayor is authorized and directed to sign said Agreement, the Offer, and Quit Claim Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature and to forward the original of the Offer, said Agreement, and Quit Claim Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department.
6. Upon fulfillment of the conditions set forth herein above and in the acquisition agreement and Offer to Purchase, the Real Estate Division Manager is authorized and directed to close upon the sale of the above-described property to HOME, Inc. and to forward the original Quit Claim Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.
7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original Quit Claim Deed and copies of the other documents to the grantee.
8. Proceeds from this sale will be deposited into the General Fund, Unallocated: Org - ND405643.

(Council Communication No. 23-467)



Roll Call Number

Agenda Item Number

63

Date October 23, 2023

Moved by _____ to adopt,

Second by _____

FORM APPROVED:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr., Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
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