



Date April 15, 2024

**SET HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY
AT 1411 17TH STREET TO HOME OPPORTUNITIES MADE EASY, INC. 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 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 1411 17th 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.

WHEREAS, on March 14, 2024, the City of Des Moines requested and was issued the tax sale deed for the Property by the Polk County Treasurer; and

WHEREAS, on April 1, 2024, by Roll Call No. 24-0485, the City Council released all City special assessments to encourage housing redevelopment; 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

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 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 1411 17th Street, Des Moines, Iowa, legally described below, to Home Opportunities Made Easy, Inc. in exchange for \$1 and in-kind consideration in the form of development of the property by rehabilitation and/or redevelopment for housing purposes:

LOT 18, STALFORD’S FIRST ADDITION TO NORTH DES MOINES, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES



Roll Call Number

Agenda Item Number

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Date April 15, 2024

MOINES, POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.12 ACRES (5,160 SQUARE FEET).

2. A public hearing shall be held on May 6, 2024, 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/ Chas M. Cahill
Chas M. Cahill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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