



ITEM 11A

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PLANNING, ZONING AND BUILDING SAFETY

**Public Health,
Housing Inspections &
Inspection Services**

TO: Gregg Mandsager, City Administrator
FROM: Dave Gobin, Community Development Director
DATE: December 1, 2014
RE: 704 Clay Street

BACKGROUND: On November 6, 2014, the City Council set a public hearing for December 4, 2014 to hear comments on the disposal of surplus property on 704 Clay Street with specific conditions.

Through the City Council's actions, it also accepted the property, declared it surplus and directed staff to conduct a sealed bid auction. This procedure was properly noticed and completed on November 20, 2014.

The property is located in the flood zone and has limited use. It is our objective to sell the property in order to bring it back onto the tax roles and to maximize the proceeds from the sale as seed funds for kick-starting the City's initiative for its Upper Floor Housing Program.

Staff is now in the process of negotiating waivers of all past taxes from the School District and the County. The City's portion of the total taxes and special assessments is \$11,950 (\$5,782 and \$6,168 respectively).

At this time, and after the public hearing, the City Staff recommends the:

1. City Council adopt the resolution accepting the highest responsible bidder
2. City Council adopt the resolution for executing the deed
3. City Council waive all past taxes and special assessment fees
4. City Council authorize setting aside final sale proceeds for the City's housing initiative

RECOMMENDATION/RATIONALE: Staff recommends that the City Council take these actions pertaining to the disposal of 704 Clay Street and set aside any proceeds from the sale for the City's Housing initiative.

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, Iowa 52761, 563.262.4141

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE SALE OF CITY PROPERTY,
AUTHORIZING THE WAIVING OF ALL PAST TAXES AND
SPECIAL ASSESSMENT FEES, AND SETTING ASIDE PROCEEDS
FROM THE SALE FOR THE CITY'S HOUSING INITIATIVE**

WHEREAS, resolutions were adopted by the City Council of Muscatine, Iowa, on November 6, 2014, concerning the proposed sale of the City's rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution and incorporated by reference; and

WHEREAS, a resolution provided that notice of intention to auction the real property should be given by publication of a Public Notice as required by law; and

WHEREAS, a resolution provided for a public hearing on the proposed sale of real property, and such public hearing has been held; and

WHEREAS, a resolution established a closed bid auction for the property occurring on November 20, 2014; and

WHEREAS, there was a successful high bid meeting all criteria established for the sale of the property by closed bid auction; and

WHEREAS, the City Council finds the sale of the real property will serve the public interest and has approved the sale of the real property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

1. The City of Muscatine, Iowa, will sell and convey its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked Exhibit A to Daufeldt Transport Inc. for \$49,854.

2. The Deed will be delivered to the Buyers upon full payment of the purchase price.
3. The waiving of all past taxes and special assessment fees.
4. Setting aside final sale proceeds for the City's Housing Initiative.
5. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED, AND ADOPTED this 4th day of December, 2014.

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

(SEAL)

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk