



1459 Washington St.
Muscatine, IA 52761-5040
(563) 263-8933
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Public Works

City Transit
263-8152

MEMORANDUM

Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering

To: Gregg Mandsager, City Administrator
CC: Fran Donelson, Secretary
FROM: Randy Hill
DATE: May 12, 2016
RE: Property Donation – Morgan Estate

INTRODUCTION:

The City of Muscatine has been offered a parcel of property on Roby Ave. that the Morgan family as agreed to convey to the City of Muscatine.

BACKGROUND:

The City of Muscatine was asked if we would like to purchase parcel numbers 1303456011 and we respectively denied. However, the owners then asked if we would accept it as a gift. And the City agreed to this arrangement.

RECOMMENDATION/RATIONALE:

It is the recommendation of City staff to accept the property from the Morgan family. The parcel offered is adjacent to other city property and could be used for recreational purposes or sold for economic development. We do not feel the need to purchase the land, but if it is being offered as a free conveyance we believe this is in the city's best interest.

BACKUP INFORMATION:

1. Letter from John Hintermeister
- 2.
- 3.
- 4.

LAW OFFICES
OF
HINTERMEISTER & KUNDEL
300 EAST SECOND STREET - SUITE 300
MUSCATINE, IOWA 52761-4108

ATTORNEYS AND MEDIATORS

JOHN L. HINTERMEISTER
STEVEN D. KUNDEL

TELEPHONE: 563-263-6501
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EMAIL: johnlaw@machlink.com

May 5, 2016

Mr. Andy Fangman
City of Muscatine
City Hall
215 Sycamore Street
Muscatine, IA 52761

Re: Donald L. Morgan Estate

Dear Andy:

You were referred to me by Randy Hill as the person to approach regarding the transfer of the Morgan real estate on Roby Avenue to the City of Muscatine. It is my understanding that the City is not interested in purchasing the real estate, but it would accept the real estate as a gift.

Enclosed for you is a copy of the MAGIC Plat showing the real estate on Roby Avenue that the Morgan family has agreed to convey to the City of Muscatine as a tax deductible gift.

We are in the process of having the real estate appraised. When that has been completed, we will disperse the real estate out of the Don Morgan Estate to his four children who are the beneficiaries. They will then individually convey their undivided one fourth interest to the City of Muscatine.

Because this is to be a conveyance without consideration, and thus, a gift, Morgan's are unwilling to incur any expense relating to the transfer, other than my attorney's fees. Therefore, if the City of Muscatine wants an Abstract of Title, or evidence of title other than the Deeds from the four individuals, the City of Muscatine will have to provide those services at it's expense.

Please confirm that the City of Muscatine is willing to accept the gift of the property on these terms.

Very truly yours,

HINTERMEISTER & KUNDEL

A handwritten signature in blue ink, appearing to read "J. Hintermeister", is written over the printed name.

John L. Hintermeister

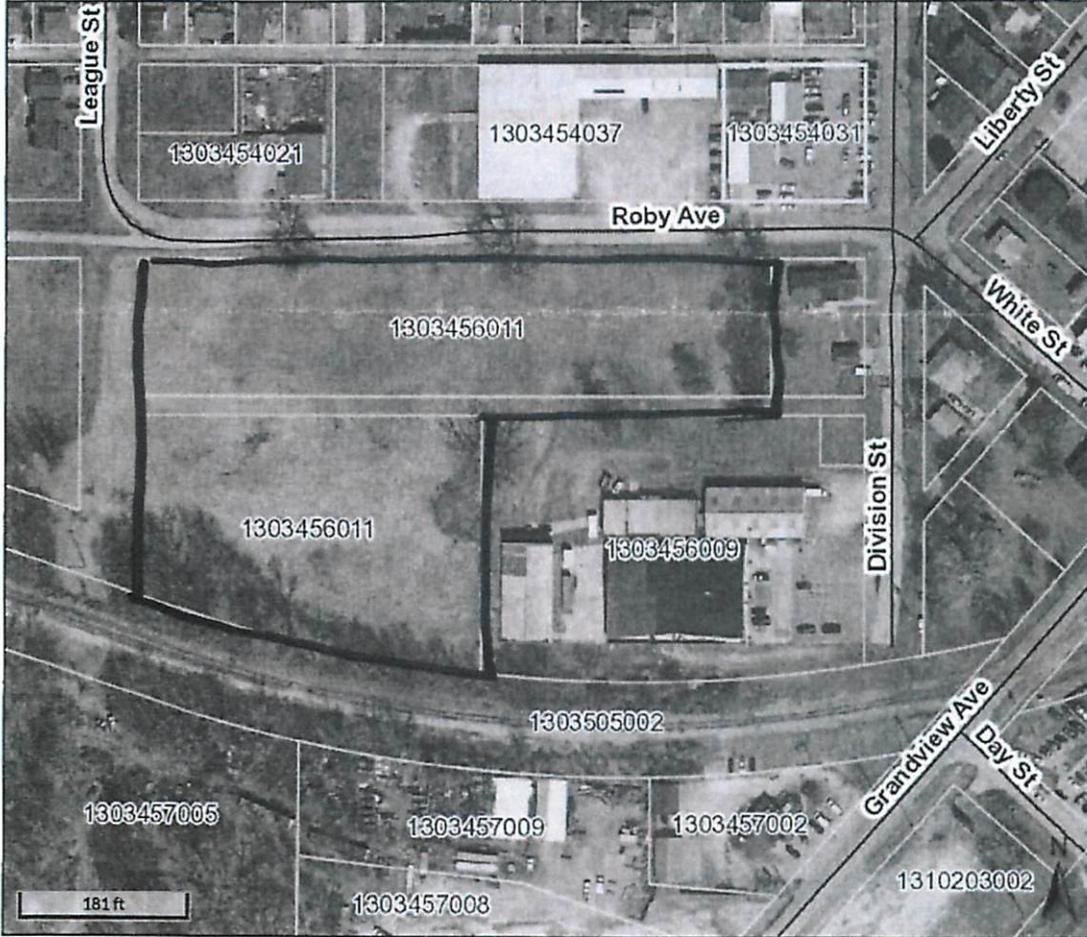
JLH:jl

Enclosures

JLH15.PB.Morgan-Donald.Ltr to City of Muscatine



Muscatine Area Geographic Information Consortium (MAGIC)



Overview



Legend

- Corporate Limits
- Political Township
- Dimension Leader**
- 2
- 3
- Parcels
- Roads**
- Not Classified
- Airport Runway
- County Road
- City Street
- Neighbor County
- Private Dr
- State Highway
- US Highway
- US Hwy - Divided
- Major Roads

Parcel ID	1303454031	Alternate ID	n/a	Owner Address	HHR HOLDINGS LLC
Sec/Twp/Rng	3-76-2W	Class	C - COMMERCIAL		310 CLEVELAND ST
Property Address	1903 ROBY AVE	Acreage	n/a		MUSCATINE IA 52761
	MUSCATINE				
District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE				
Brief Tax Description	LOTS 13-15 BLK 3 S PARK ADD				
	(Note: Not to be used on legal documents)				

Date created: 5/4/2016

Developed by
The Schneider Corporation

FOR YOUR INFORMATION
COPY
HINTERMEISTER & KUNDEL