



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 2-18-2021

STAFF

April Limburg, Planner

SUBJECT

Resolution Authorizing the Execution of a Quit Claim Deed for City Owned Surplus Property Located at 905 Oregon Street

EXECUTIVE SUMMARY

City staff has negotiated a purchase agreement with Grain Processing Corp regarding the sale of the surplus city-owned parcel at 905 Oregon St. The purchase agreement and purchase price of \$14,100 is equal to the assessed land value.

In a previous action City Council declared this property as surplus and it is now necessary for Council to adopt a resolution authorizing the sale of this parcel and executing the deed.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution.

BACKGROUND/DISCUSSION

In 2010, the City of Muscatine demolished a nuisance home on the parcel located at 905 Oregon Street. The City of Muscatine was not reimbursed for the cost of the demolition. As a result, the special assessment was never paid. In 2017, Muscatine County assigned the deed to the City of Muscatine.

City staff negotiated a purchase agreement with Grain Processing Corp regarding the sale of the surplus city owned parcel #1310227004 (905 Oregon St). At 8,400 square feet, the parcel is of adequate size on which to construct a single family home. The purchase agreement and purchase price of \$14,100 is the assessed land value.

CITY FINANCIAL IMPACT

Approval of this action would result in an increase in revenue. The sale of this parcel will reduce maintenance costs associated with ownership of this parcel by the City. The sale of this parcel will make the parcel and any improvements made upon such parcel subject to property tax.

ATTACHMENTS

Resolution Authorizing the Sale and Executing Deed of Surplus for 905 Oregon St

RESOLUTION NO. _____

A Resolution Declaring the Parcel Located at 905 Oregon St Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to Grain Processing Corp

WHEREAS, a Resolution was adopted by the City Council of Muscatine, Iowa, on February 18, 2021, concerning the proposed sale of all the City's rights, title, and interest in and to the real property described in the copy of the Deed "Exhibit A" to this Resolution and incorporated by reference; and

WHEREAS, due notice of said proposal to convey said real property convey to adjoining property owners was given as provided for by law, setting forth the time and place for hearing on said proposal; and

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

WHEREAS, in accordance with said notice, those interested in said 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 of the City of Muscatine, Iowa at public hearing held on February 18, 2021; and

WHEREAS, the City Council of Muscatine, does hereby declare to be surplus and it to be in the best interest of the public to dispose of the described real estate in Muscatine, Iowa,

WHEREAS, the City of Muscatine, Iowa on February 18, 2021 approved sale between the City of Muscatine and Grain Processing Corp for \$14,100

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 Grain Processing Corp
2. The deed will be delivered upon receipt of \$14,100
3. The deed will be in the name of the City of Muscatine, Iowa; will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same form as the copy of the deed attached as "Exhibit A" to this Resolution.
4. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED AND ADOPTED this 18th day of February, 2021.

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

Diana L. Broderon, Mayor

Attest:

Carol Webb, City Clerk

Exhibit A

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: Grain Processing Corp, 1600 Oregon St, Muscatine IA 52761-0071

WARRANTY DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and conveys Grain Processing Corporation all its right, title, and interest in the following real property in Muscatine County, Iowa:

Lot 4, in Block 14, of Abraham Smalley's Addition to South Muscatine, an Addition to the City of Muscatine, Iowa

Exempt from transfer tax per Iowa Code Section 428A.2(21).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Administrator and its seal to be affixed on February 18, 2021.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By: _____
Diana L. Broderson
Mayor

ATTEST:

Carol Webb
City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2021, by Diana L. Broderson and Carol Webb as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

Cinda Hilger, Notary Public in and for the State of Iowa