



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

MEMORANDUM

To: Mayor and City Council Members
From: Dave Gobin, Community Development Director
Cc: Gregg Mandsager, City Administrator
Date: January 2, 2018
Re: Resolutions to Set Public Hearing on Declaring Parcel # as Surplus Property

INTRODUCTION: Staff is recommending that one City owned Parcel identification number 0835352024, be declared as surplus property and to authorize its disposal.

BACKGROUND: The City owns a vacant parcel further described as **the southerly 30.6 feet of Lot 47 of Terrace Heights addition to the City of Muscatine, Iowa.**

Subsequent to declaring this parcel as surplus, the City plans to dispose of a portion of this property to fulfill part of the exchange agreement the City entered into with Muscatine Downtown Investors, LLC.

The attached resolutions setting a public hearing are the first actions that need to be taken to do this. Discussion on the sale procedure and price will occur at a future meeting of Council.

RECOMMENDATION: To approve the attached resolutions.

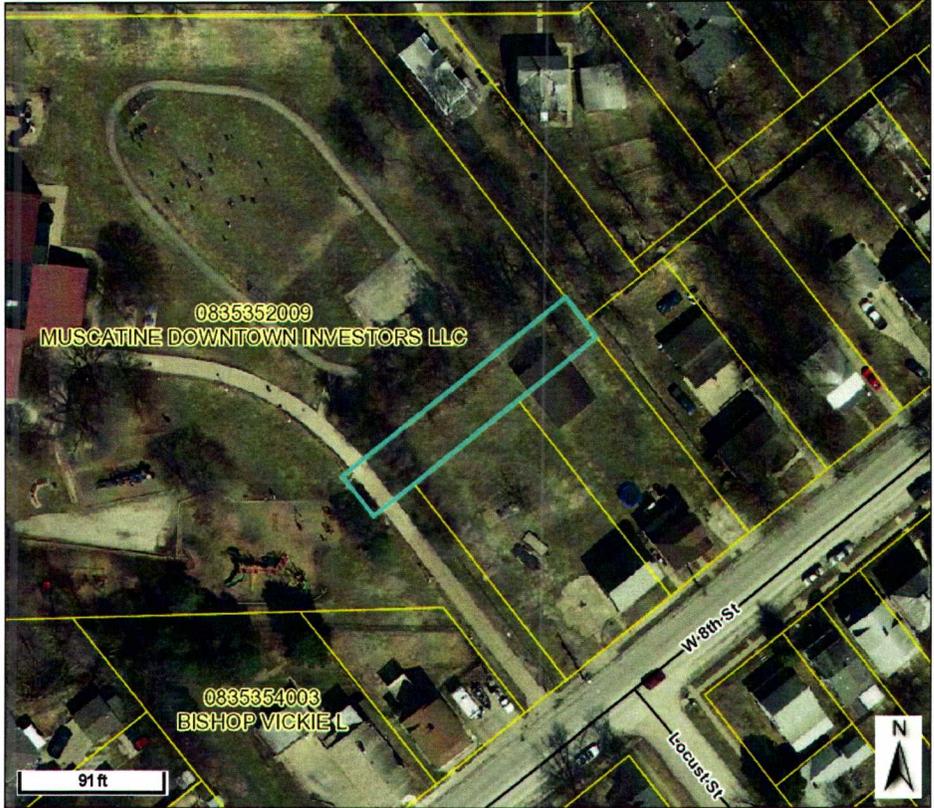
BACKUP INFORMATION:

1. Resolutions Declaring Parcel #0835352024 as Surplus Property
2. Public Notice
3. Deed (proposed)
4. Map

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain



Muscatine Area Geographic Information Consortium (MAGIC)



Overview



Legend

- Corporate Limits
- Political Township
- Dimension Leader**
- 2
- 3
- Parcels
- Roads**
- <all other values>
- Airport Runway
- City Street
- County Road
- Neighbor County
- Private Drive
- State Highway
- Treadway
- US Highway
- US Hwy - Divided

Parcel ID	0835352024	Alternate ID	RMCUU-0835352024	Owner Address	MUSCATINECITY OF
Scd/Twp/Rng	35-77-2W	Class	ZZ - EXEMPT PROPERTY		215 SYCAMORE ST
Property Address		Acreage	n/a		MUSCATINE IA 52761
District	MCMUU - MUSCATINECITY/MUSCATINESCH/MUSCATINEFIRE				
Brief Tax Description	S30.6 LOT 47 TERRACE HEIGHTS ADD				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/3/2018
 Last Data Uploaded: 1/3/2018 12:15:47 AM

Developed by
 The Schneider Corporation

RESOLUTION NO. _____

**A RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE
DECLARATION OF REAL ESTATE AS SURPLUS PROPERTY AND
OFFERING SAID REAL ESTATE FOR SALE**

WHEREAS, the City Council of Muscatine, Iowa, is considering declaring the following described real estate in Muscatine, Iowa, to-wit:

The southerly 30.6 feet of Lot 47 of Terrace Heights addition to the City of Muscatine, Iowa;

Parcel identification number 0835352024, as surplus property and offering said real estate for sale.

WHEREAS, a public hearing must be conducted by the City Council of Muscatine prior to the as surplus property and offering said real estate for sale.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, January 18, 2018, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 4th day of January 2018.

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

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

TO THE CITIZENS OF MUSCATINE, IOWA: You are notified that the City Council of Muscatine, Iowa, is considering declaring the following described real estate in Muscatine, Iowa, to-wit:

The southerly 30.6 feet of Lot 47 of Terrace Heights addition to the City of Muscatine, Iowa;

Parcel identification number 0835352024, as surplus property and offering said real estate for sale.

You are further notified that oral or written statements in support of or opposition to this proposed lease may be made at a public hearing before the City Council to be held at 7:00 o'clock P.M. on January 18, 2018, in the Council Chambers in City Hall, 215 Sycamore Street, Muscatine, Iowa.

Gregg Mandsager, City Clerk

Prepared by: Andrew Fangman, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: Muscatine Downtown Investors, LLC., 101 W. Mississippi Drive, Suite 220, Muscatine, IA 52761

DEED

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

The westerly 123 feet of the southerly 30.6 feet of Lot 47 of Terrace Heights addition to the City of Muscatine, Iowa.

Exempt from transfer tax per Iowa Code Section 428A.2(6).

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 Clerk and its seal to be affixed on March 16, 2017.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By _____
Diana L. Broderson
Mayor

ATTEST:

Gregg Mandsager
City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2018, by Diana L. Broderson and Gregg Mandsager as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

Notary Public in and for the State of Iowa