



# MUSCATINE

City Hall, 215 Sycamore  
Muscatine, IA 52761-  
(563) 262-4141  
Fax (563) 262-4142

## 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 15, 2018  
**Re:** **RESOLUTION TO DECLARE PARCEL ID #0835352024 AS SURPLUS PROPERTY FOR SALE**

**INTRODUCTION:** Staff is recommending that City Council approve 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.

This action is subsequent to a public hearing held on January 19<sup>th</sup>, which was the first action that needed 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.

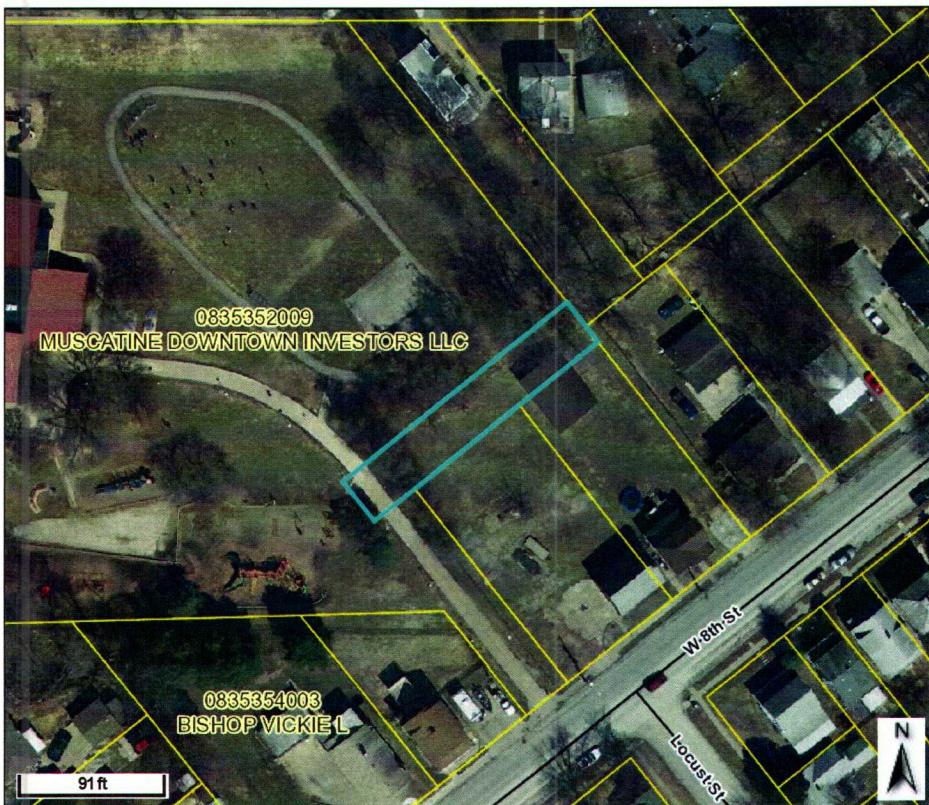
**BACKUP INFORMATION:**

1. Resolution Declaring Parcel #0835352024 as Surplus Property
2. Public Notice of Public Hearing

**"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 RMCMUU-0835352024  
Sec/Twp/Rng 35-77-2W      Class ZZ - EXEMPT PROPERTY  
Property Address      Acreage n/a  
District MCMUU - MUSCATINECITY/MUSCATINESCH/MUSCATINEFIRE  
Brief Tax Description S30.6 LOT47 TERRACE HEIGHTS ADD  
(Note: Not to be used on legal documents)

Owner Address MUSCATINECITY OF  
215 SYCAMORE ST  
MUSCATINEIA52761

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

 Developed by  
The Schneider Corporation

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION  
DECLARING PARCEL ID #0835352024 AS SURPLUS PROPERTY AND  
OFFERING SAID REAL ESTATE FOR SALE**

**WHEREAS**, the City Council of Muscatine, Iowa, is considering declaring surplus, and offers for sale, 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, and;

**WHEREAS**, a Resolution must be approved by the City Council of Muscatine prior to the declaration as surplus property and offering said real estate for sale, and;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, that a Public Hearing was held on January 19<sup>th</sup>, 2018 in accordance with the applicable provisions of the Code of Iowa and that the City has the authority to proceed with the sale of said property as,

**PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of January 2018.**

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

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**Diana L. Broderson, Mayor**

**Attest:**

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**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 January 18, 2018.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By \_\_\_\_\_

Diana L. Broderson  
Mayor

ATTEST:

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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.

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Notary Public in and for the State of Iowa