



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 7/8/2021

City Council

STAFF

April Limburg, Planner

SUBJECT:

A Resolution Setting a Public Hearing to Declare Certain Real Estate That Will be Owned by the City as Surplus.

EXECUTIVE SUMMARY

In order to facilitate the demolition of a dangerous and unsafe building, the City of Muscatine will be taking title to the parcel located at 704 Spring St from John and Ann Giovanazzi. The long-term City ownership of this parcel serves no public purpose, and in order to dispose of this parcel and return it to beneficial use a resolution declaring it surplus must be passed after a public hearing on the matter. That attached resolution will set said public hearing July 15, 2021 at 7:00 pm during the regular meeting of City Council.

STAFF RECOMMENDATION

Staff recommends the attached resolution setting a public hearing, to declare certain City owned real estate as surplus, for July 15, 2021 at 7:00 pm during the regular meeting of City Council.

BACKGROUND/DISCUSSION

The property located at 704 Spring Street is currently owned by John and Ann Giovanazzi. The property has been vacant for several years and the structure and has deteriorated to the point where the structure is dangerous due to foundation issues on the north and south side.

A notice to abate by demolition or repair was issued by the City to the current property owners. They determined that repair of this structure was not financially viable, and that the demolition costs would exceed the likely fair market value of this parcel as a vacant lot. As a result, the owners have offered to Quit Claim Deed the property to the City. The City currently has a notarized Quit Claim Deed from the current property owners. Pending the outcome of the title opinion, the Quit Claim Deed will be presented to the Council for acceptance at the July 15, 2021.

In the Fiscal Year 2021-2022 Budget, \$100,000 was budgeted for the demolition of dangerous and unsafe buildings. The severe state of deterioration of the house at 704 Spring made this structure a priority for demolition once the funds became available. While City ownership of a parcel is not necessary for the City to demolish a dangerous or unsafe building, it does make it much easier and quicker to return the parcel to beneficial use after demolition. For this reason staff will be recommending the City accept the quit claim deed from the current owners.

The Community Foundation of Greater Muscatine (CFGM) had approached the City last year about partnering to pilot a Homes for Iowa project. After looking at the City owned lots appropriate for development and conferring with Homes for Iowa on the placement requirements CFGM requested the of a parcel located between Bond and Taylor streets adjacent to Taylor Park. The parcel would have been used for the placement of one home to be sold to a family earning not more than 100% of the area median income (\$91,654 for a family of 4), and would have returned it to a useful purpose, and restore it to the tax roll, and reduce maintenance costs borne by the City. The Council approved the authorization of donating the parcel to CFGM in February of 2021. However, this parcel will not work for the modular home purchased by CFGM, due to the cost of getting utility services to this parcel.

The City and CFGM have been working together to find another suitable location for the placement of the Homes for Iowa unit. Both the City and CFGM are in agreement, the property located at 704 Spring Street would be suitable for such a placement. The Foundation desires to take ownership of this parcel, demolish the existing structure on the parcel, and place the new home by the end of this year.

Partnering with the Foundation on this project allows us to further the City goals of increasing supply and quality of housing, support investment in a target neighborhood, and demonstrate the use of the Homes for Iowa Program to meet the demand for homeownership units.

On July 15, Council will be asked to accept the Quit Claim Deed for 704 Spring St, hold a public hearing declaring the parcel surplus as well as authorizing the donation of the declared surplus property to CFGM.

In order take these actions on July 15th, a public hearing on declaring this property surplus first be set.

CITY FINANCIAL IMPACT

There is no negative financial impact of this action on the City. Setting the public hearing will allow staff to proceed with addressing the safety concern, eliminate costs associated with City ownership of a property and return parcel and all future improvements to the tax rolls.

ATTACHMENTS

1. Exhibit A Identifying Subject Property
2. Resolution
3. Public Notice

Exhibit A

Muscatine County Property Tax Parcel Identification Numbers as follows:

0835284021 (704 Spring St)

704 Spring St



RESOLUTION NO. 2021-0230

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING TO DECLARE CERTAIN REAL ESTATE
OWNED BY THE CITY AS SURPLUS**

WHEREAS, the City Council of Muscatine, Iowa, desires to declare as surplus certain real property, said property bearing Muscatine County Property Tax Parcel Identification Numbers as follows:

0835284021 (704 Spring St)

WHEREAS, the City must hold a public hearing prior to declaring said property surplus; and

WHEREAS, the City must publish notice of the required public hearing not more than 20 nor less than 4 days prior to the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing declaring certain real property as surplus will be conducted at 7:00 p.m. on Thursday, July 15, 2021, during the regular City Council meeting. Public participation will be in-person or electronic. 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 8th day of July 2021.

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

Diana L. Broderson, Mayor

Attest:

Carol Webb, City Clerk

PUBLIC NOTICE

TO THE CITIZENS OF MUSCATINE, IOWA:

You are notified that the City of Muscatine will hold a public hearing on the 15th day of July, 2021 at 7:00 pm on a proposal to declare as surplus certain real property, said property bearing Muscatine County Property Tax Parcel Identification Numbers as follows:

0835284021 (704 Spring St)

You are further notified that oral or written statements in support of or opposition to the proposed surplus real estate may be made during a public hearing. The hearing will be held during the regular Muscatine City Council meeting. Public participation may be in person or electronic. The GoToMeeting link and call in information will be published on the official agenda at the City's website no later than 2 days in advance of the meeting. Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing.

If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Carol Webb
City Clerk