



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 7-15-2021

STAFF

April Limburg, Planner

SUBJECT

Resolution Accepting a Quit Claim Deed from Several Grantors to the City of Muscatine, Iowa, for 704 Spring Street

EXECUTIVE SUMMARY

Owners of the property at 704 Spring Street, John and Ann Giovanazzi, have executed a quit claim deed in favor of the City of Muscatine to facilitate the demolition of a dangerous and unsafe building.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution to accept the quit claim deed.

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 foundation issues have been identified. Structural deterioration has resulted in determining it is a dangerous and unsafe building.

A notice to abate by demolition or repair was issued by the City to the current property owners, who have determined that repair of this structure was not financially viable and 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 is in possession of a notarized Quit Claim Deed from the Giovanazzis and has received a clean title opinion. The Quit Claim Deed is being presented to Council for acceptance.

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 is recommending the City accept the quit claim deed from the current owners.

CITY FINANCIAL IMPACT

There is no negative financial impact of this action on the City.

ATTACHMENTS

Resolution Accepting the Quit Claim Deed

Title Opinion

Prepared by April Limburg, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO.2021-0243

A RESOLUTION ACCEPTING THE QUIT CLAIM DEED FROM SEVERAL GRANTORS TO THE CITY OF MUSCATINE, IOWA

WHEREAS, where John A or Ann M. Giovanazzi has prepared a quit claim deed for the property at 704 Spring Street, Muscatine Iowa, and more particularly described below, to the City of Muscatine, Iowa.

Lot five (5) in Block one hundred fifty (150) in the City of Muscatine, situated in Muscatine County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, Iowa, that the quit claim deed attached hereto and identified as “Exhibit A” is hereby accepted by the City of Muscatine, and the Mayor and City Clerk are hereby authorized and directed to sign this Resolution and thereafter deliver a copy thereof to the Muscatine County Recorder to be recorded in the permanent real estate records of Muscatine County, Iowa.

PASSED, APPROVED AND ADOPTED this 15th day of July 2021.

BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Diana L. Broderson, Mayor

Attest:

Carol Webb, City Clerk