

**PLANNING & DEVELOPMENT**

500 West Fourth Street  
Davenport, Iowa 52801-1106  
E-mail: [planning@scottcountyiaowa.com](mailto:planning@scottcountyiaowa.com)  
Office: (563) 326-8643 Fax: (563) 326-8257



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Timothy Huey  
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: April 12, 2012

**Re: Public hearing on the request of the Cities of Bettendorf & Davenport, Neighborhood Housing Service and Gateway Development Group for the transfer of County tax deed properties in accordance with County policy.**

County policy on the disposal of tax deed properties states that prior to offering such properties at public auction the county may transfer such properties to the city, school district or a community based non-profit agency following a public hearing to take comments on the requests.

The parcels requested by the City of Bettendorf: 84210710A, the intersection of Middle Road and Happy Joe Drive; 8413335OLB, the northeast intersection of Moencks Road and Jenny Lane; and 841333013 adjacent to the right of way at Moencks Road and Little Lane, all in City of Bettendorf., The City of Davenport :Parcels G0049-40, 1125 W 7<sup>th</sup> Street, G0055-16, 502 Brady Street; H0041-38, 825 Taylor Street, P1305C05, South of 4006 Eastern Ave., P001305C06, corner of Eastern Avenue and E 39<sup>th</sup> Street, R0429-03B, East of 3201 Daisy Avenue, W0439C11, Between 2331 and 2501 W 63<sup>rd</sup> Street, X0235C34, Corner of Franklin Avenue and Hoover Road, all in the City of Davenport; Habitat for Humanity: Parcels F0050-11,408 E 6<sup>th</sup> Street, F0050-12, 414 E 6<sup>th</sup> Street, F0052-25, 757 E 6<sup>th</sup> Street, all in the City of Davenport; Neighborhood Housing Service: Parcel F0042-19 827 Esplanade Ct. in the City of Davenport, and Gateway Development Group: Parcel G0046-41,829 Warren Street, in the City of Davenport.

All back taxes, interest and special assessments have been previously abated on this property.

A copy of the letters received from the cities and non-profits, along with GIS aerials of the properties are attached.

Following the public hearing and pending any comments, staff would recommend the Board approve a resolution transferring the requested properties to the cities and non-profits.



**City of Davenport  
Public Works Center**

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1200 East 46th Street • Davenport, Iowa 52807  
Fax: 563-327-5182  
www.cityofdavenportiowa.com

March 15, 2012

RE: Tax Deed parcels to the City for public purpose

Scott county Panning & Development  
Tim Huey Planning & Development Director  
500 West Fourth Street  
Davenport, IA 52801-1106

Dear Mr. Huey

The Natural Resource Division and the Capital Improvements Office have reviewed the tentative list of the tax deed properties to be sold by Scott County by Tax Deed Auction.

**For public purposes the city would like the following parcels:**

G0055-16 H0041-38 P1305C05 P1305C06 R0429-03B W0439C11 X0235C34  
Only those seven (7) parcels.

Thank you for allowing the city to review the list prior to auction.

Sincerely,

Capital Improvements Office

Mike Atchley  
Planner/Acquisition Specialist

cc: Steve Russell, Capital Improvements Manager  
Brian Stineman, Natural Resource Manager  
file





**City of Davenport  
Public Works Center**

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1200 East 46th Street • Davenport, Iowa 52807  
Fax: 563-327-5182  
www.cityofdavenportiowa.com

March 23, 2012

RE: Tax Deed parcels to the City for public purpose

Scott county Planning & Development  
Tim Huey Planning & Development Director  
500 West Fourth Street  
Davenport, IA 52801-1106

Dear Mr. Huey:

CPED, Natural Resource Division and the Capital Improvements Office have reviewed the tentative list of the tax deed properties to be sold by Scott County by Tax Deed Auction.

**For public purposes the city would like the following parcels:**

G0055-16	502 Brady
H0041-38	825 Taylor Street
P1305C05	South of 4006 Eastern Avenue
P1305C06	Corner of Eastern Avenue and E. 39 <sup>th</sup> Street
R0429-03B	East of 3201 Daisy Avenue
W0439C11	Between 2331 and 2501 W. 63 <sup>rd</sup> Street
X0235C34	Corner of Franklin Avenue and Hoover Road
✓G0049-40	1125 W. 7 <sup>th</sup>

Only those eight (8) parcels.



Thank you for allowing the city to review the list prior to auction.

Sincerely,

Capital Improvements Office

A handwritten signature in black ink that reads "Mike Atchley". The signature is written in a cursive, flowing style.

Mike Atchley  
Planner/Acquisition Specialist

cc: Steve Russell, Capital Improvements Manager  
Brian Stineman, Natural Resource Manager  
Bruce Berger, Senior Manager, Development  
file



1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

January 23, 2012

Tim Huey  
Planning Director  
Scott County Planning and Development  
500 W. 4<sup>th</sup> Street  
Davenport, IA 52801-1106

Subject: Moencks Road and Middle Road Property transfer

Dear Mr. Huey:

This letter serves as a formal request for transfer of property currently owned by Scott County to the City of Bettendorf for public improvement purposes. My previous request for the following parcel was identified with the wrong parcel number. The property in question is parcel number 841333013 which is a triangular parcel adjacent to the right of way of both Moencks Road and Little Lane at the southeast intersection.

We are in the process of designing a sidewalk along the east side of Moencks Road. This parcel will be required to allow enough area to construct and maintain sidewalk and ADA curb access ramps at said intersection.

We also request transfer of Outlot A in Block 2 of the Quad City Technological Center at the intersection of Middle Road and Happy Joe Drive. It is parcel number 84210710A.

I have enclosed printouts of the parcels in question from the Scott County website for reference.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dennis J. Snyder".

Dennis J. Snyder, P.E.  
City Engineer



1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

January 10, 2012

Tim Huey  
Planning Director  
Scott County Planning and Development  
500 W. 4<sup>th</sup> Street  
Davenport, IA 52801-1106

Subject: Moencks Road Property transfer

Dear Mr. Huey:

This letter serves as a formal request for transfer of property currently owned by Scott County to the City of Bettendorf for public improvement purposes. The property in question is Parcel Number 841333201 which is a triangular parcel adjacent to the right of way of both Moencks Road and Little Lane at the southeast intersection.

We are in the process of designing a sidewalk along the east side of Moencks Road. This parcel will be required to allow enough area to construct and maintain sidewalk and ADA curb access ramps at said intersection.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dennis J. Snyder".

Dennis J. Snyder, P.E.  
City Engineer



1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

February 23, 2012

Tim Huey  
Planning Director  
Scott County Planning and Development  
500 W. 4<sup>th</sup> Street  
Davenport, IA 52801-1106

Subject: Property transfer to City of Bettendorf

Dear Mr. Huey:

This letter serves as a formal request for transfer of property currently owned by Scott County to the City of Bettendorf for public improvement purposes. The property in question is parcel number 8413335OLB which is also known as Outlot B in Weston Wood First Addition to the City of Bettendorf at the northeast intersection of Moencks Road and Jenny Lane in Bettendorf.

We are in the process of designing a sidewalk along the east side of Moencks Road. This parcel is a small, unbuildable area at said intersection that would help facilitate the construction and maintenance of sidewalk and ADA curb access ramps at said intersection.

I have enclosed printouts of the parcels in question from the Scott County website for reference.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dennis J. Snyder". The signature is written in a cursive, flowing style.

Dennis J. Snyder, P.E.  
City Engineer



April 13, 2012

Tim Huey  
Scott County Planning and Development  
500 West 4<sup>th</sup> St  
Davenport, IA 52801

Dear Tim,

We are interested in obtaining the following three lots:

757 E 6<sup>th</sup> St  
808 E 6<sup>th</sup> St  
814 E 6<sup>th</sup> St

We would build Habitat homes on these lots and this will help improve our community.  
Thanks for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kristi Crafton".

Kristi Crafton  
Executive Director  
Habitat for Humanity Quad Cities  
2235 Grant St  
Bettendorf, IA 52722  
563 359-9066



# Gateway Redevelopment Group

Uniting community resources of volunteer service,  
professional expertise, and financial assets  
to save abandoned buildings in our neighborhood.

**President**  
Jack Haberman  
**Vice President**  
Craig Canfield  
**Treasurer**  
Dennis LaRoque  
**Secretary**  
Marion Meginnis  
**At Large:**  
Allen Hayes  
Dennis Lopez  
Paul Fessler

March 29, 2011

Timothy Huey  
Scott County Planning and Development  
500 W 4th Street  
Davenport, Iowa 52801

Dear Tim:

Gateway Redevelopment Group (GRG) is requesting that the County transfer the deed of 829 Warren Street, Davenport, to our organization.

GRG's stated goal is saving abandoned buildings in our neighborhood. The Hamburg Historic District, whose boundaries lay between 5<sup>th</sup> and 9<sup>th</sup> Streets, Ripley to Vine, has suffered the loss of many of its structures since it was first surveyed and placed on the National Register in 1983. At that time, 361 buildings were recorded. Today, that number stands at less than 290.

GRG, an all volunteer 501 (c) 3 organization, has directly saved two buildings in our neighborhood and returned them to useful purpose. The Jipp Home & Grocery at 730/732 Gaines, and the John Bredow Home at 822 Gaines (which the county deeded to GRG in 2006) were each number one on Davenport's demolition list. Today, they are proud examples of what community involvement, resident investment, and volunteer elbow grease can accomplish.

GRG is also active as a facilitator in aiding property owners in the Hamburg District in saving or rehabilitating their homes. We have assisted several homeowners in writing applications for Iowa's Historic Tax Credits program as well as hosting a Tax Credits seminar with the State Historical Society in April 2011. We also work diligently to connect prospective owners with available homes in the neighborhood through one-on-one interaction and by listing our more endangered properties on the GRG website [www.grgdavenport.org](http://www.grgdavenport.org). We also work with prospective and new owners to make them aware of financial incentives that may be available to them.

It is in this role of facilitator we would function for 829 Warren Street. We have watched this property closely over the past few years as rehabilitation attempts were started, only to falter and fail. We recently toured the home and found it essentially sound although there is a great deal of work to be done to bring it back to useful purpose. It thankfully retains much of its interior Craftsman era styling and its original floor plan as a single family home. It is obvious that the home had suffered some vandalism and it would be a great shame if it were allowed to continue to deteriorate to the level of a nuisance property.

Our track record of saving or facilitating the purchase of properties in our neighborhood shows us to be uniquely positioned to effectively market 829 Warren to people with a stake or interest in the immediate area and who are capable of its rehabilitation. Our past experience and technical expertise will allow us to vet all proposals as part of a selection process.

Once a responsible party is identified and selected, it is GRG's intent to transfer the property to them.

Your consideration in this matter is greatly appreciated.



Jack Haberman  
President-Gateway Redevelopment Group  
732 Gaines Street  
Davenport, IA 52802  
563 326-3290  
ARS@GRGDAVENPORT.ORG

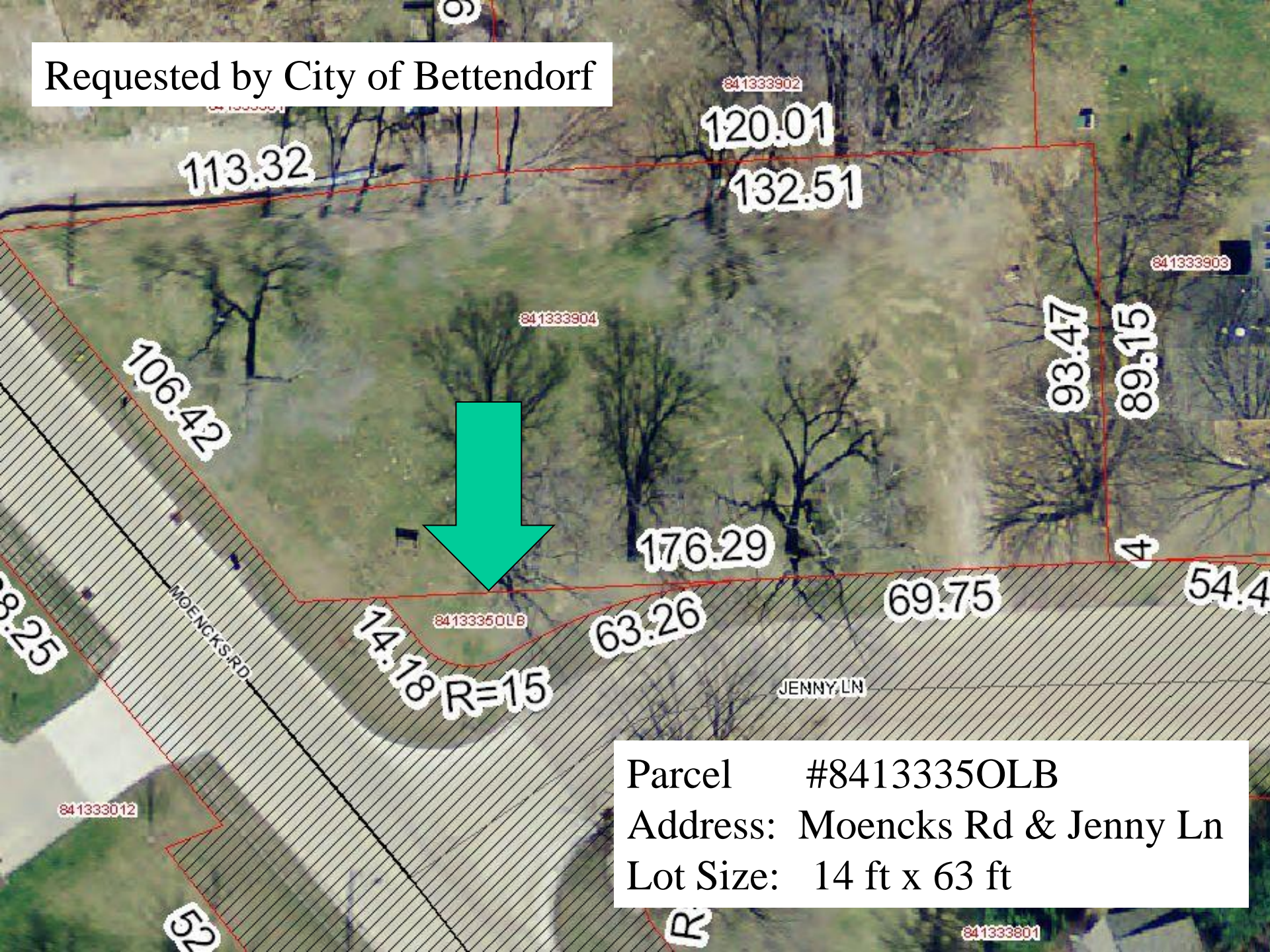
GRG  
732 Gaines Street  
Davenport, Iowa  
52802

563 326-3290

On the Web at  
[grgdavenport.org](http://grgdavenport.org)



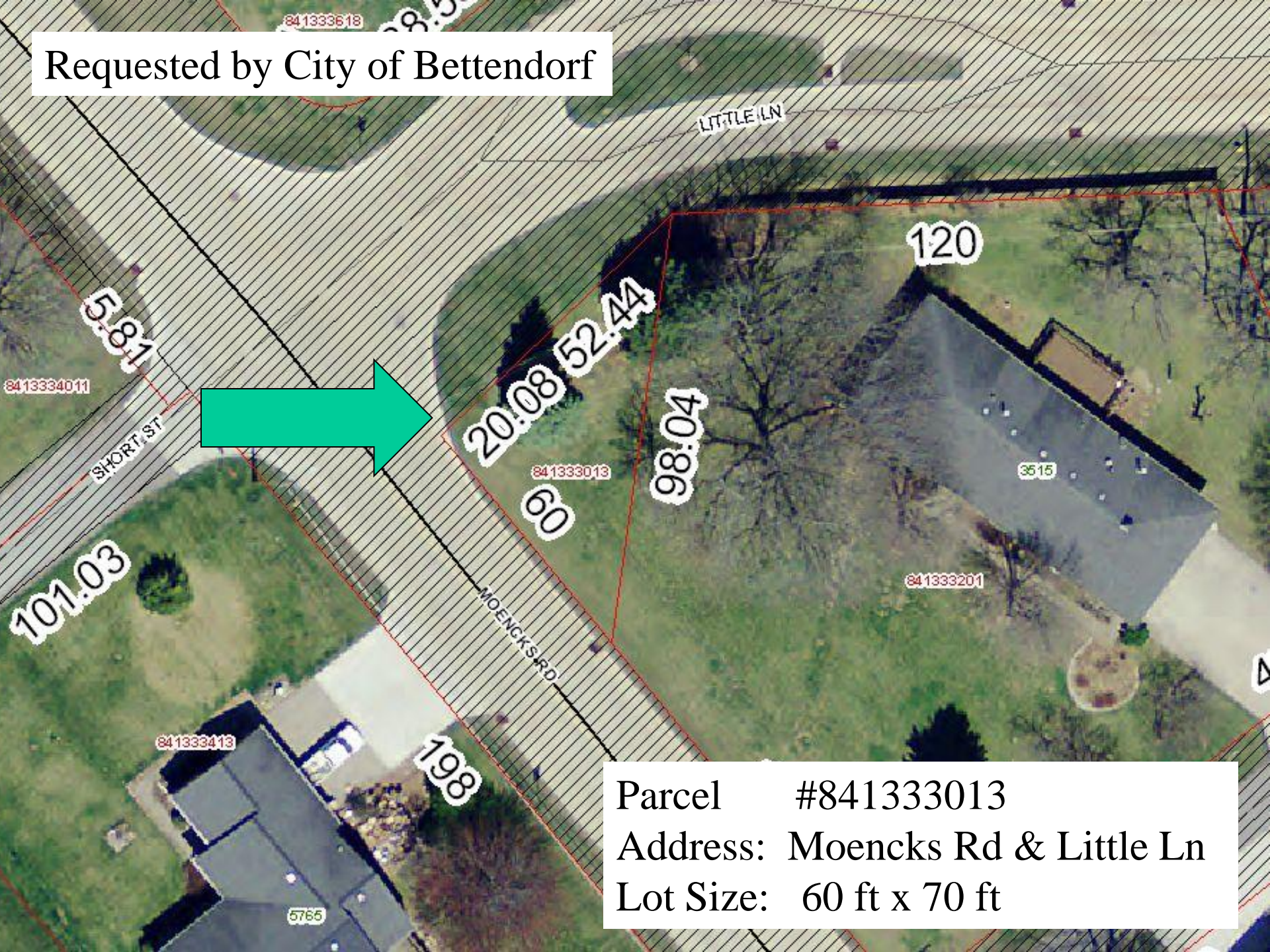
Requested by City of Bettendorf



Parcel #84133350LB  
Address: Moencks Rd & Jenny Ln  
Lot Size: 14 ft x 63 ft



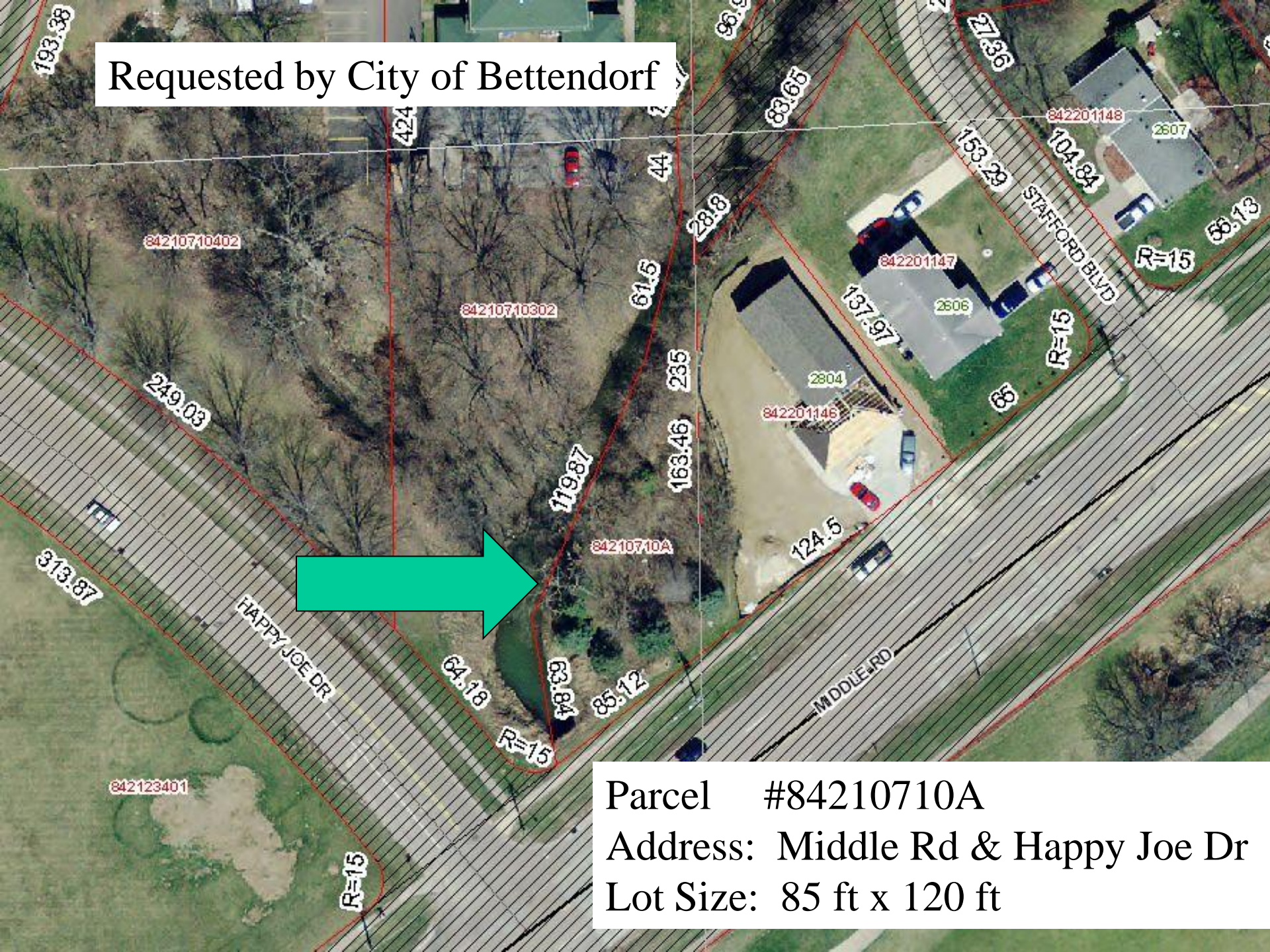
Requested by City of Bettendorf



Parcel #841333013  
Address: Moencks Rd & Little Ln  
Lot Size: 60 ft x 70 ft



Requested by City of Bettendorf



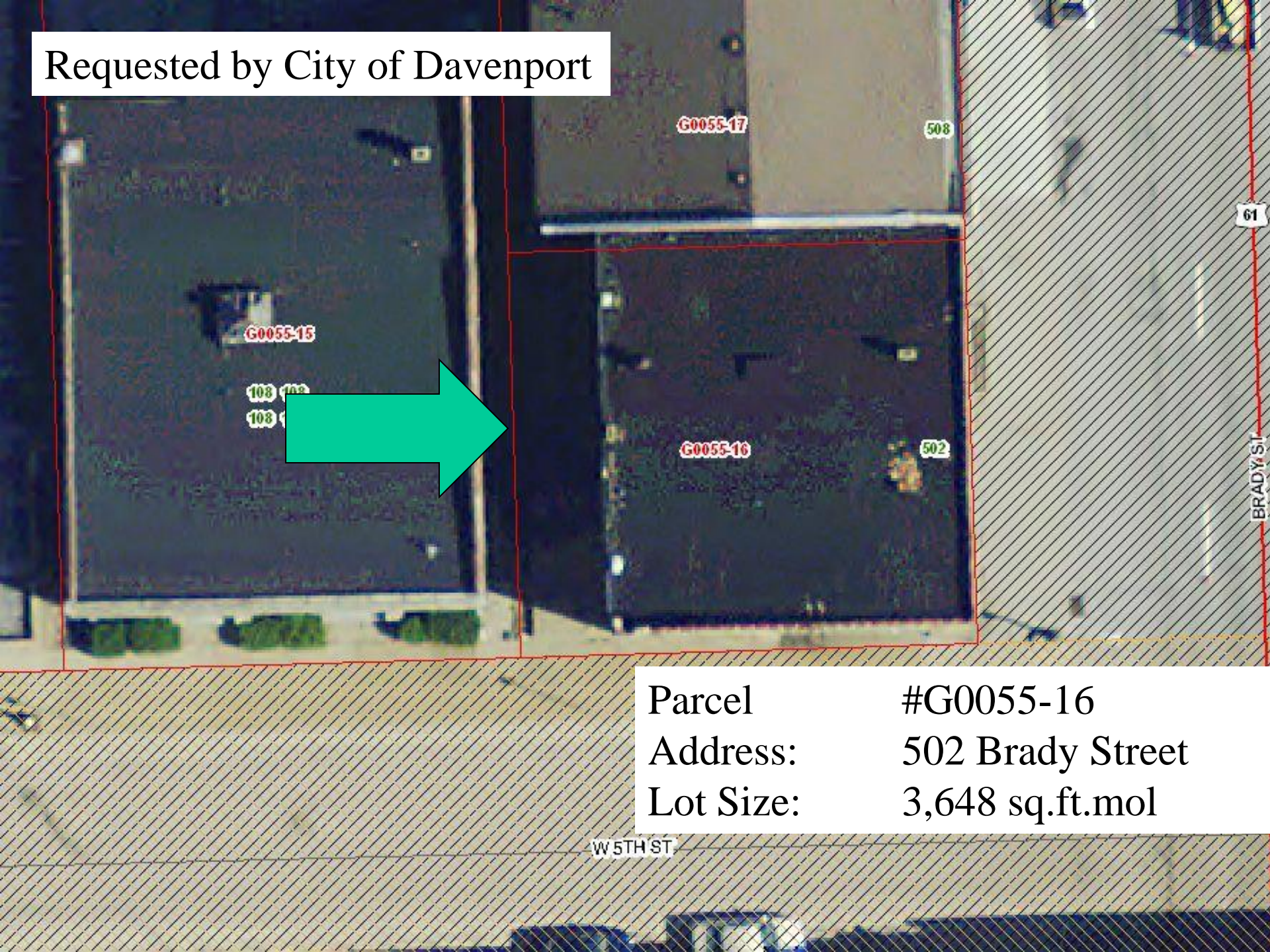
Parcel #84210710A  
Address: Middle Rd & Happy Joe Dr  
Lot Size: 85 ft x 120 ft







Requested by City of Davenport

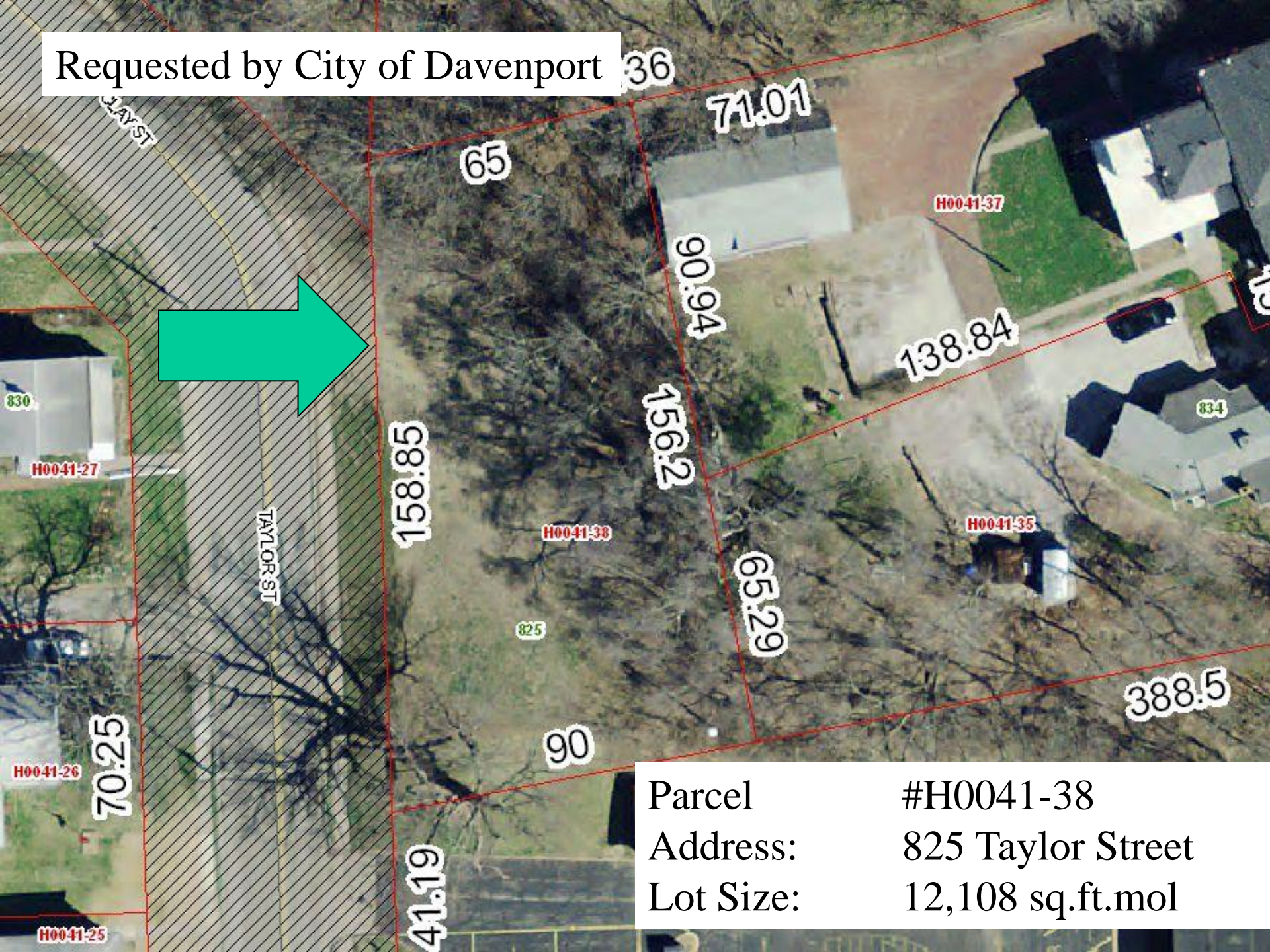


Parcel	#G0055-16
Address:	502 Brady Street
Lot Size:	3,648 sq.ft.mol

W 5TH ST



Requested by City of Davenport



Parcel	#H0041-38
Address:	825 Taylor Street
Lot Size:	12,108 sq.ft.mol



Requested by City of Davenport

120.1

60

P1305C04A

123.18

63.1

63

P1305C05

116.89

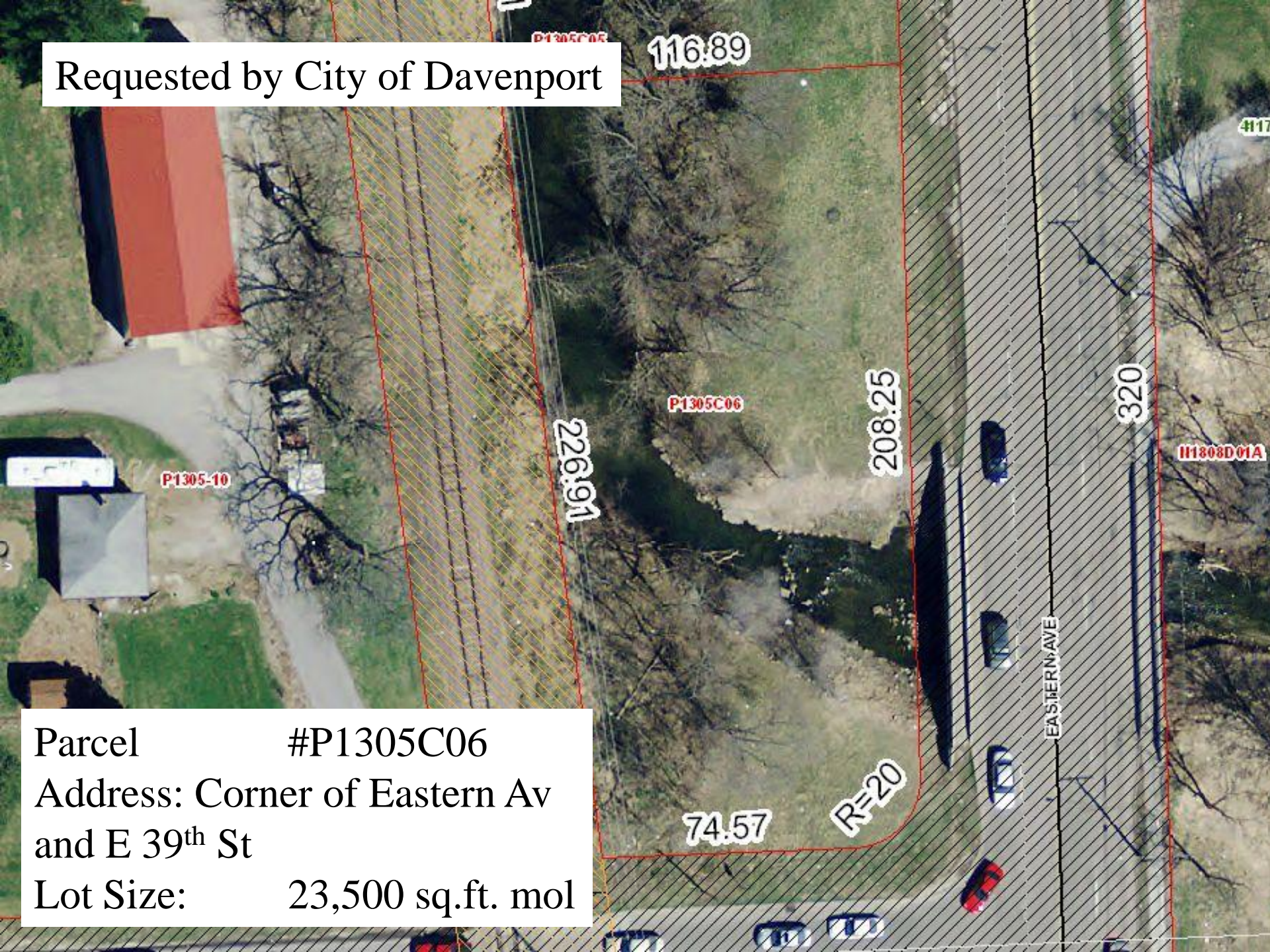
EASTERN AVE

Parcel #P1305C05  
Address: South of 4006 Eastern Av  
Lot Size: 63 feet x 120 feet



Requested by City of Davenport

Parcel #P1305C06  
Address: Corner of Eastern Av  
and E 39<sup>th</sup> St  
Lot Size: 23,500 sq.ft. mol





DAISY AVE

Requested by City of Davenport

40

40

120



R0429-05

3201

R0429-03 3127

R0429-03B

R0429-03A

R0429-02A

311

R0435-06D

Parcel #R0429-03B  
Address: East of 3201 Daisy Av  
Lot Size: 40 feet x 120 feet



Requested by City of Davenport

W 63RD ST



187

90

14

2501

W0439-32A

W0439-31A

W0439-CAS12

2505

W0439-30A

2509

W0439C11

185

2331

2331

W0439C01C

185.47

Parcel #W0439C11

Address: Btwn 2331 & 2501 W 63<sup>rd</sup>

Lot Size: 18,526 sq.ft. mol

70

70

100

89.66

90

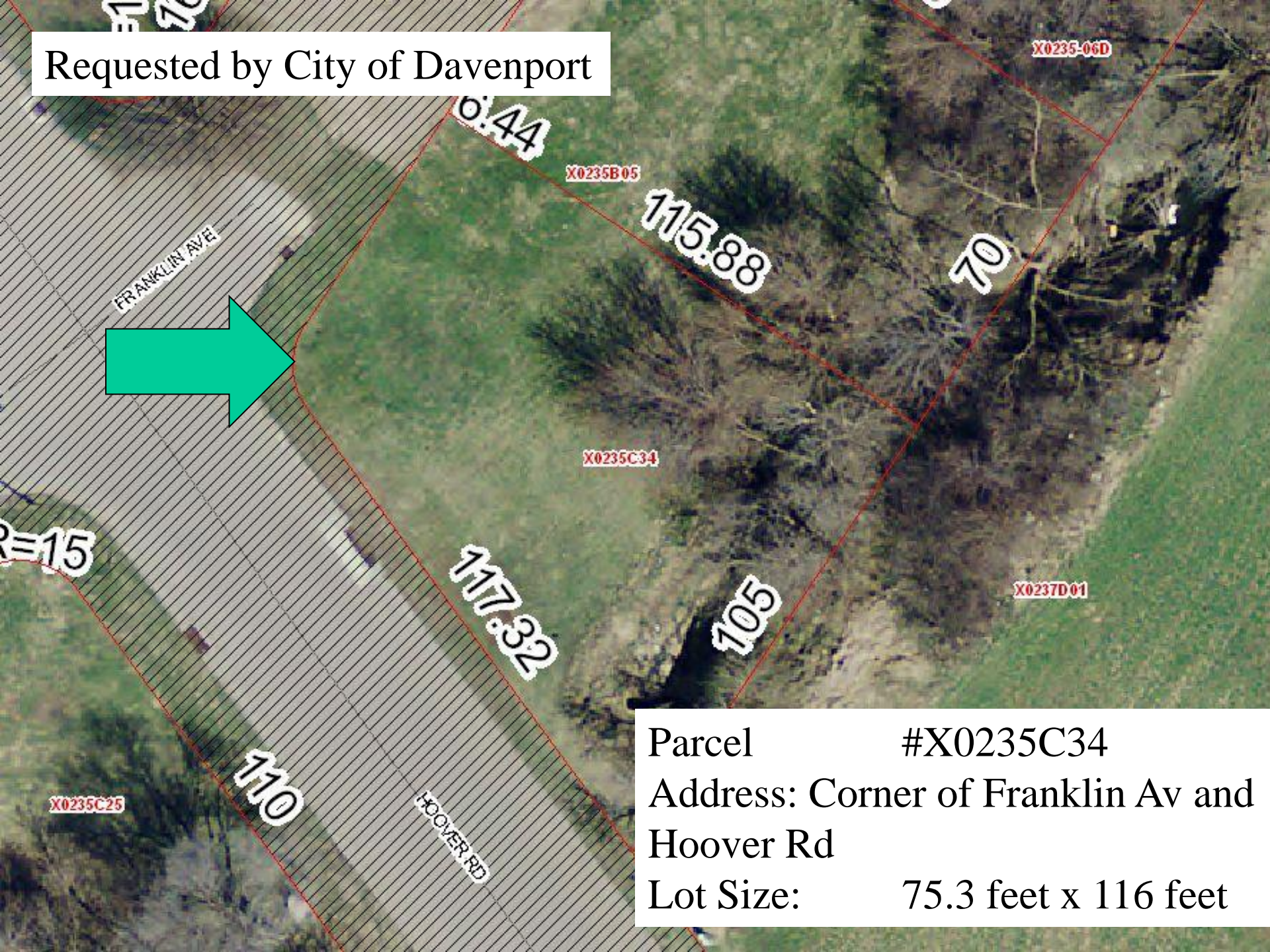
11

W0455-01K

W0455-01L



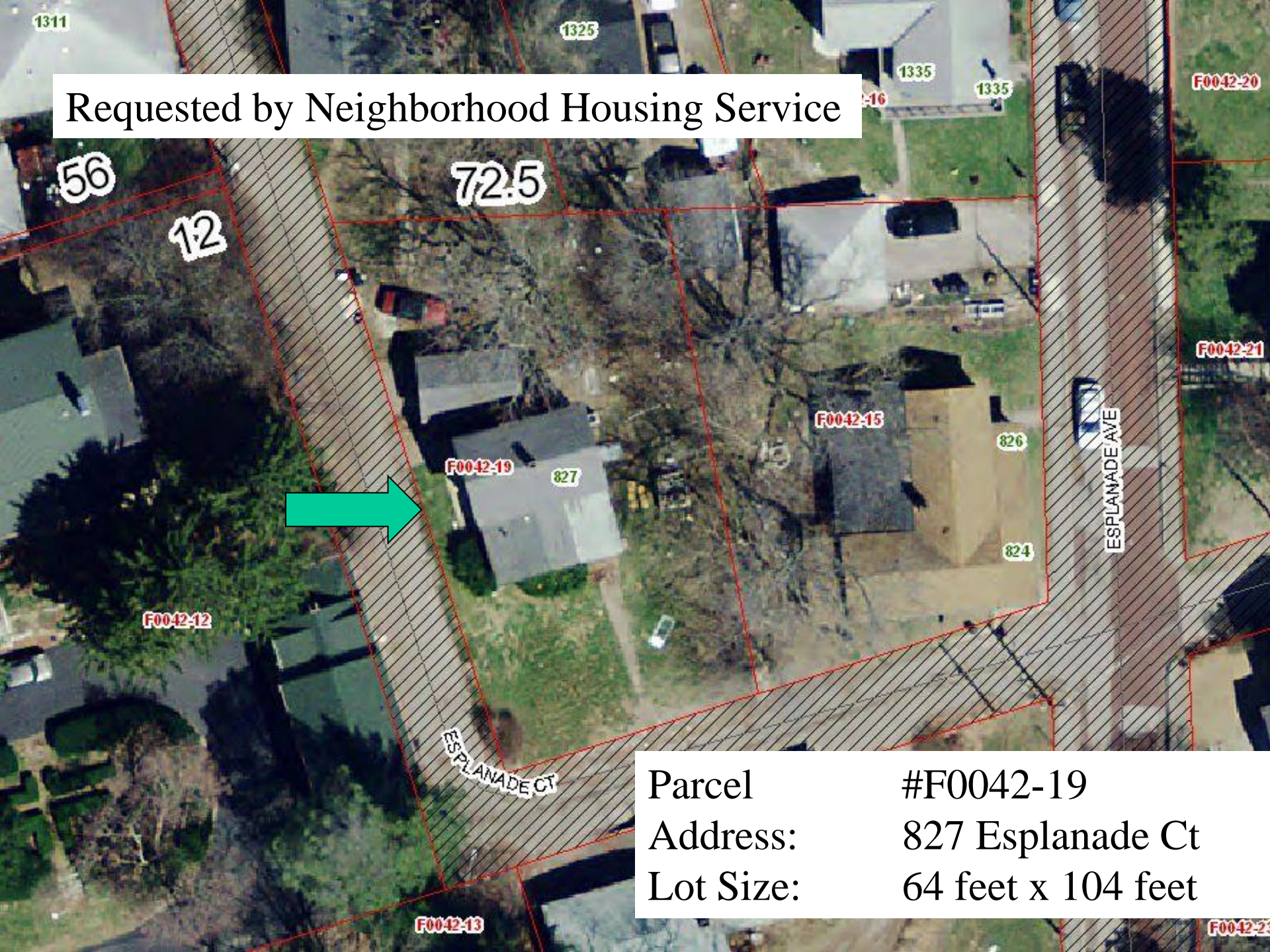
Requested by City of Davenport



Parcel #X0235C34  
Address: Corner of Franklin Av and Hoover Rd  
Lot Size: 75.3 feet x 116 feet



Requested by Neighborhood Housing Service



Parcel	#F0042-19
Address:	827 Esplanade Ct
Lot Size:	64 feet x 104 feet



Requested by Gateway Redevelopment Group



Parcel	#G0046-41
Address:	829 Warren Street
Lot Size:	46 feet x 118 feet



THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY THE BOARD OF SUPERVISORS ON \_\_\_\_\_ DATE \_\_\_\_\_

SCOTT COUNTY AUDITOR

**RESOLUTION**  
**SCOTT COUNTY BOARD OF SUPERVISORS**

**April 26, 2012**

**APPROVAL OF THE TRANSFER OF CERTAIN TAX DEED PROPERTIES TO THE CITY OF BETTENDORF, CITY OF DAVENPORT, HABITAT FOR HUMANITY, NEIGHBORHOOD HOUSING SERVICE AND GATEWAY REDEVELOPMENT GROUP**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. County policy states that community based non-profit agencies or the City or School District in which the properties are located may request transfer of tax deed properties if such transfer will benefit a community program or public purpose.

Section 2. The following parcels have been requested by the City of Bettendorf, the City of Davenport, Habitat for Humanity, Neighborhood Housing Service and Gateway Redevelopment Group:

	<u>Parcel #</u>	<u>Address</u>
City of Bettendorf	84210710A	Middle Rd and Happy Joe Dr
	8413335OLB	Moencks Rd and Jenny Lane
	841333013	Moencks Rd and Little Lane
City of Davenport	G0049-40	1125 W 7 <sup>th</sup> Street
	G0055-16	502 Brady Street
	H0041-38	825 Taylor Street
	P1305C05	So of 4006 Eastern Ave
	P1305C06	Eastern Ave and E 39 <sup>th</sup> Street
	R0429-03B	East of 3201 Daisy Ave
	W0439C11	Between 2331 and 2501 W 63 <sup>rd</sup> St
Habitat for Humanity	X0235C34	Franklin Ave and Hoover Rd
	F0050-11	408 E 6 <sup>th</sup> Street
	F0050-12	414 E 6 <sup>th</sup> Street
Neighborhood Housing Service	F0052-25	757 E 6 <sup>th</sup> Street
	F0042-19	827 Esplanade Ct
Gateway Development Group	G0046-41	829 Warren Street

Section 3. The Board of Supervisors held a public hearing on this request on April 26, 2012

Section 4. The Chairman is authorized to sign the Quit Claim Deeds

Section 5. This resolution shall take effect immediately