

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: October 28, 2014

Re: Public hearing on the requests of Ethan Real Estate, LLC and the City of Davenport for the transfer of County tax deed property.

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. While County policy gives preference to these entities due to their use of such properties for a public purpose, any person or entity may request the transfer of County-held tax deed property.

The City of Davenport has requested the transfer of Parcel P1413-21, being located on the west side of Harrison Street, just south of W. 35th Street and Duck Creek, and being just north of W. 32nd Street. The City intends to use this property for storm water management purposes. The property is located within the Duck Creek floodplain, and is vacant. The Planning and Development Department would recommend that the Board approve this transfer request in accordance with County policy on the disposal of tax deed properties for public purposes.

Ethan Real Estate, LLC has requested the transfer of Parcel G0020-32, located at 1317 Gaines Street. The County redeemed this parcel in accordance with State Code and County tax deed policy after notifying all parties with interest. The previous owner filed for bankruptcy during the tax deed redemption process, and Ethan Real Estate was awarded this property during those proceedings. Due to this action, the County Attorney's Office and Planning and Development Department recommend that the Board of Supervisors transfer this property to Ethan Real Estate, LLC via a quit claim deed.

All back taxes, interest and special assessments have been previously abated for both of these properties. However, new taxes are certified every August, and therefore 2013 taxes are owed for both parcels, and the new owners would owe these and any new taxes and special assessments moving forward.

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
November 6, 2014

**APPROVING THE TRANSFER OF TAX DEED PROPERTY TO THE CITY OF
DAVENPORT IN ACCORDANCE WITH COUNTY POLICY**

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

Section 1. County policy states that tax deed property located within a city may be transferred to that city upon their request, and prior to such property being offered at public auction.

Section 2. A Public Hearing was held on November 6, 2014 for the transfer of Parcel P1413-21 to the City of Davenport.

Section 3. The Chairman is authorized to sign the Quit Claim Deed.

Section 4. This resolution shall take effect immediately.

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

SCOTT COUNTY AUDITOR

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS
November 6, 2014

**APPROVING THE TRANSFER OF TAX DEED PROPERTY TO
ETHAN REAL ESTATE, LLC**

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

Section 1. Any private individual or entity may request the transfer of tax deed property prior to such property being offered at public auction.

Section 2. A Public Hearing was held on November 6, 2014 for the transfer of Parcel G0020-32, 1317 Gaines Street in the City of Davenport, to Ethan Real Estate, LLC.

Section 3. The Chairman is authorized to sign the Quit Claim Deed.

Section 4. This resolution shall take effect immediately.