

PLANNING & DEVELOPMENT

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Item 13
06-16-15

Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: June 9, 2015

Re: Public hearing on the request of Hilltop Campus Village, Gateway Development Group, Nahant Marsh Education Center, and Mount Olive Church of God in Christ for the transfer of various County tax deed properties.

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.

Hilltop Campus Village has submitted a request to acquire the County Tax Deed property G0043-44A located on Harrison Street adjacent to 704 Harrison Street, which houses a gutter contactor's business. The property is "L" shaped and a shed and parking on the property is used by the YMCA Child Care Center on the adjacent property to the north, 724 Harrison Street, which is owned by the Palmer Chiropractic University Foundation and therefore is property tax exempt. The property, due to its size and shape, would not be able to be developed independently.

Gateway Development Group has submitted a request for G0054-20 located at 517 Ripley Street. There is a deteriorated single family residence on the property that dates from the 19th century. The GDG states it intends to restore this house, as they have done with other homes in the neighborhood.

Nahant Marsh Education Center has submitted a request for seven (7) tax deed parcels that are strips of former rail road right of way. All of the parcels lie adjacent to the current active rail line, and were apparently abandoned by the rail road over 20 years ago. The County took tax deed to these strips of land in 1994 and has held them ever since. Recently staff visited with Brian Ritter, the Executive Director of Nahant Marsh, to see if they would be interested in acquiring them. Nahant Marsh has other land in the area adjacent to the railroad and has permission from the railroad to use their right of way to access these properties for whatever minimal maintenance they would require.

Mount Olive Church of God in Christ at 1020 Ripley Street has submitted a request for two (2) tax deed parcels in the vicinity of the church. One is located across the alley from the church at 422 West 10th Street and the other at 326 West 10th Street. The church representative that submitted the request indicated the church planned to possibly use the two parcels for parking.

Page Two
Memo on Tax Deed Requests
June 9, 2015

The required time for the prior owners of the property to redeem the property by paying the back taxes due has expired. County policy on the disposal of tax deed properties states that a community based non-profit agency can request transfer of such properties if they can show how those properties will benefit a community program or serve a public good. The property then may be transferred to the non-profit agency if the Board of Supervisors determines such transfers are in the best interest of County residents. Staff has informed all of the representatives of the organizations submitting these requests of the time and date of the public hearing in order to explain and answer any questions on how their requests meet County policy for approval of such transfers.

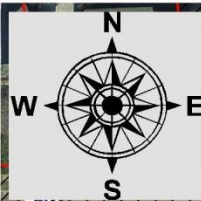
All these properties are located in the City of Davenport and all back taxes, interest and special assessments have been previously abated on these properties.

A copy of the letters and materials received from these four organizations is included. Staff has also attached copies of the aerials and site photos of each property.

Following the public hearing staff would recommend the Board defer taking any action on the transfer for two weeks to allow further discussion and consideration of these requests.

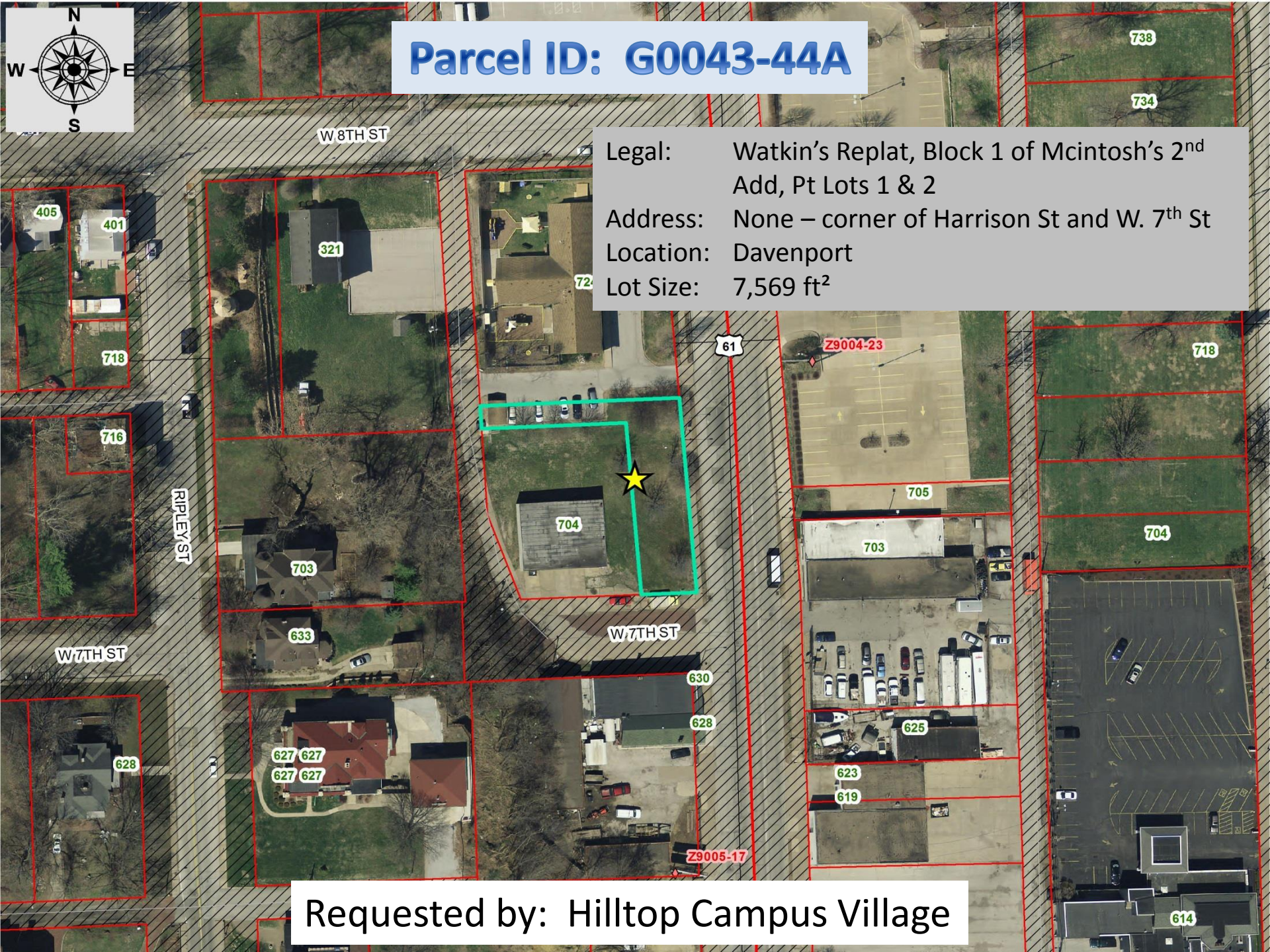
**11 Scott County Tax Deed Properties
Requested by Community
Non-Profit Organizations**

Public Hearing: Thursday, June 18, 2015



Parcel ID: G0043-44A

Legal: Watkin's Replat, Block 1 of McIntosh's 2nd Add, Pt Lots 1 & 2
Address: None – corner of Harrison St and W. 7th St
Location: Davenport
Lot Size: 7,569 ft²

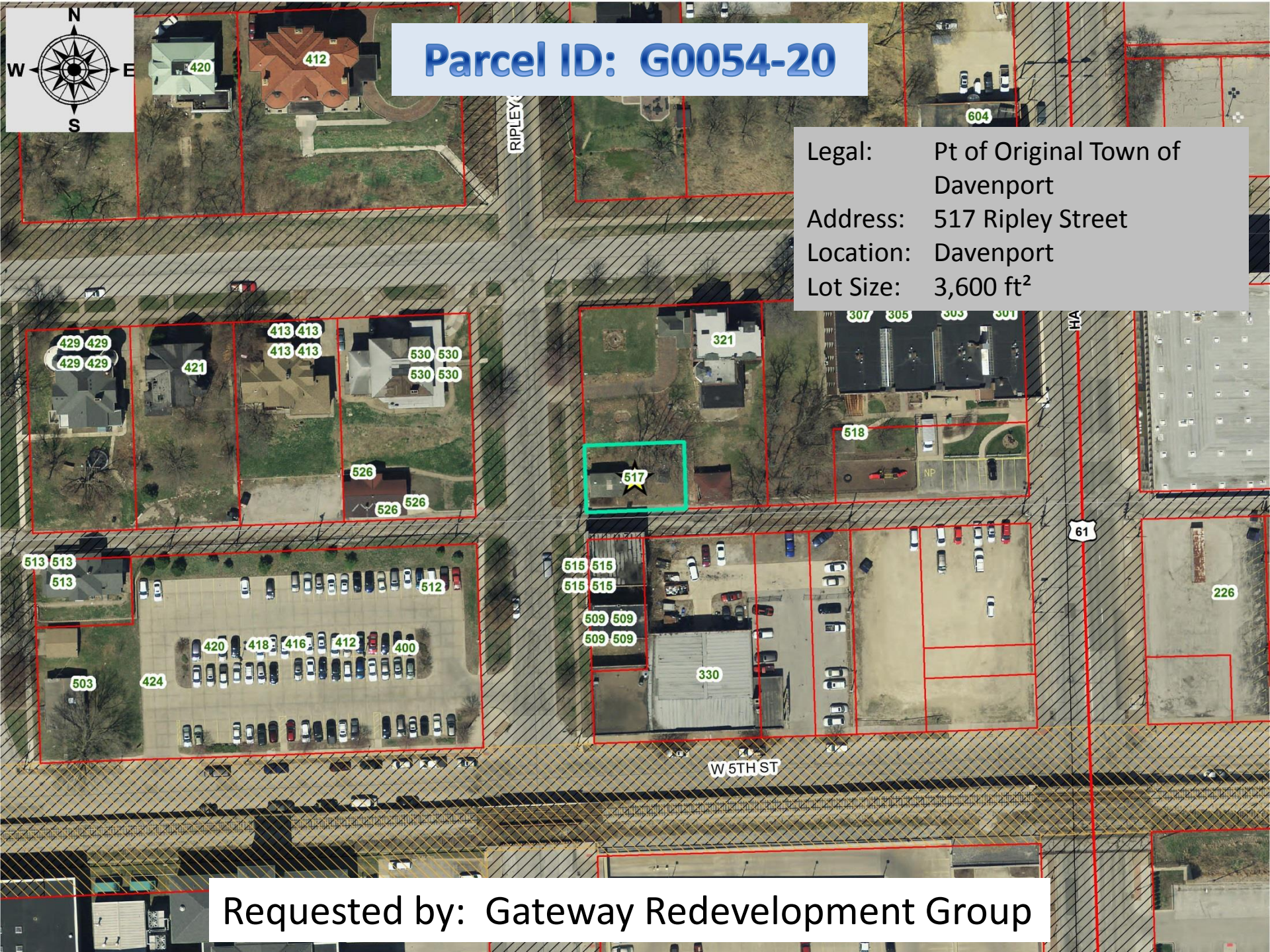


Requested by: Hilltop Campus Village









Parcel ID: G0054-20

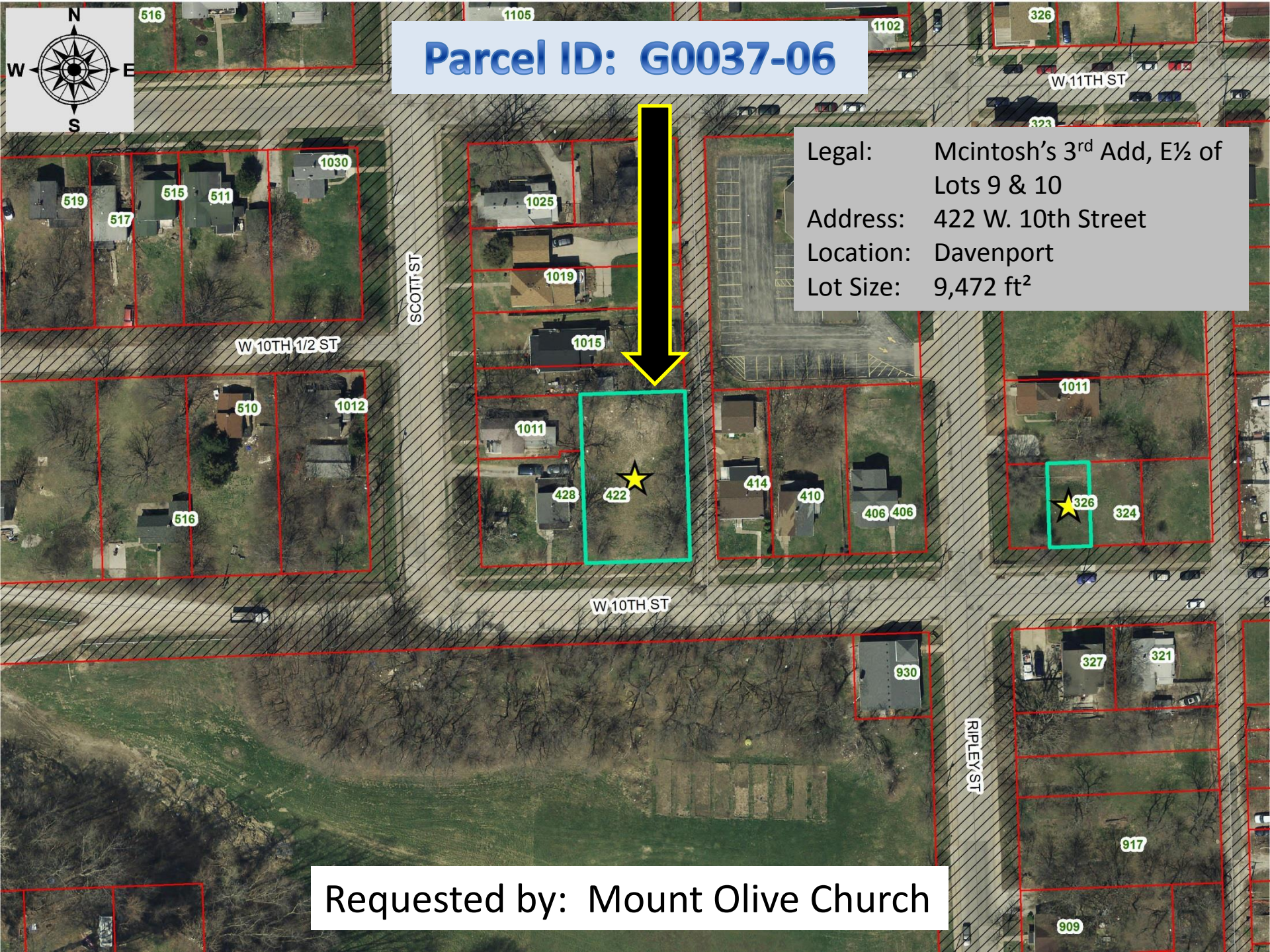
Legal: Pt of Original Town of
Davenport
Address: 517 Ripley Street
Location: Davenport
Lot Size: 3,600 ft²

Requested by: Gateway Redevelopment Group





RESIDENT
PARKING
ONLY
→
TRUCKS
NOT PERMITTED

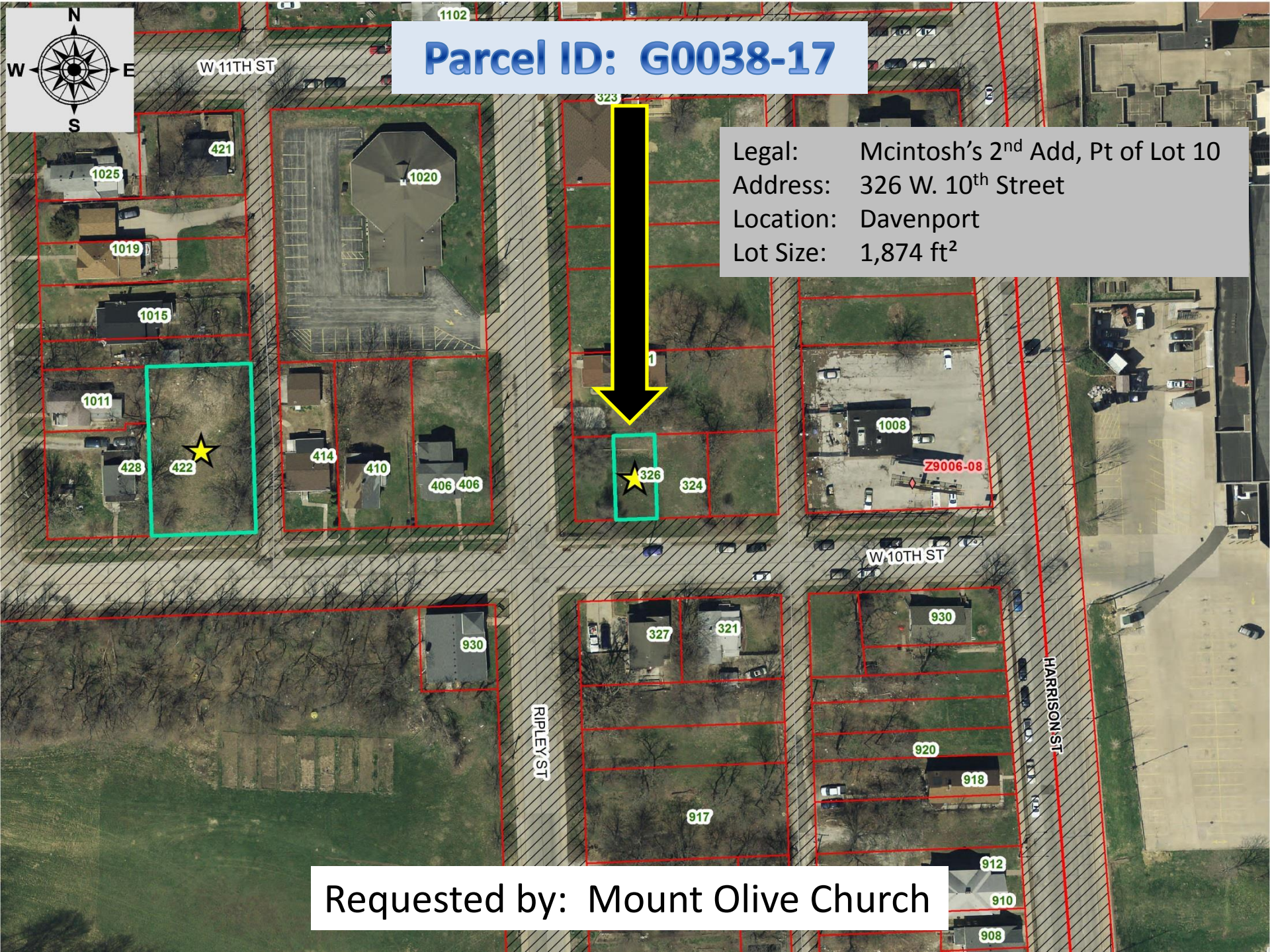


Parcel ID: G0037-06

Legal: McIntosh's 3rd Add, E½ of Lots 9 & 10
Address: 422 W. 10th Street
Location: Davenport
Lot Size: 9,472 ft²

Requested by: Mount Olive Church





Parcel ID: G0038-17

Legal: Mcintosh's 2nd Add, Pt of Lot 10
Address: 326 W. 10th Street
Location: Davenport
Lot Size: 1,874 ft²

Requested by: Mount Olive Church





Parcels requested by Nahant Marsh



NOBIS DR

ROCKINGHAM RD
ROCKINGHAM RD

22

22

S CONCORD ST

WAPELLO AVE

280

280

HILLTOP CAMPUS VILLAGE

“re-developing, restoring, revitalizing”

The Hilltop Campus Village Board of Directors has an interest in acquiring the parcel identified as G0043-44A.

It is the intention of our not for profit organization to use the requested property for the community development purpose of facilitating the expansion of either an existing business adjacent to the property, or a business new to the Hilltop Campus Village.

Either of these purposes helps fulfill our mission of enhancing the commercial vitality of the HCV, while placing the property back on the tax rolls.

We appreciate the opportunity and welcome any questions.

Sincerely,

Scott D. Tunncliff, Director

122 East 15th Street, Davenport Iowa, 52803, 563-322-8293

Research notes for properties within Hamburg Historic District, 2014-15

HRDP grant for NRHP nomination update

Ryan Rusnak, City of Davenport, Historic Preservation Commission

Rebecca McCarley, SPARK Consulting, Davenport

Construction Date: Unknown – Need pre-1892 City Directory.

It appears on 1886 Sanborn Map.

Basic property info:

A - 517 Ripley St - House - 1983 status: Contributing - State #82-02491

Parcel #G0054-20; Legal description: Original Town, Block 32: south 50 feet of the west 72 feet of Lot 8, Block 32

(assessor date - 1900) - 2 story frame - walls: Asbestos shingles, foundation:

Garage: none

1910 Sanborn map - 517 Ripley St - house - 2 story (currently extant)

1956 Sanborn map - 517 Ripley St - house - 2 story (currently extant)

Current occupancy: Single-Family; Current owner: EDNA J WALKER

http://parcels.scottcountyiowa.com/pmc/davenport_report2.asp?pid=G0054-20

Information from 2014 walking tour / architectural guide of Hamburg Historic District:

N/A

Information from 1982 survey form (may have some errors, dates often estimated):

Name: N/A Style: N/A Date: N/A

Architectural information: N/A

Other site features: N/A

Historical information: N/A

Significance: N/A

Historic info from 1850s-1890s:

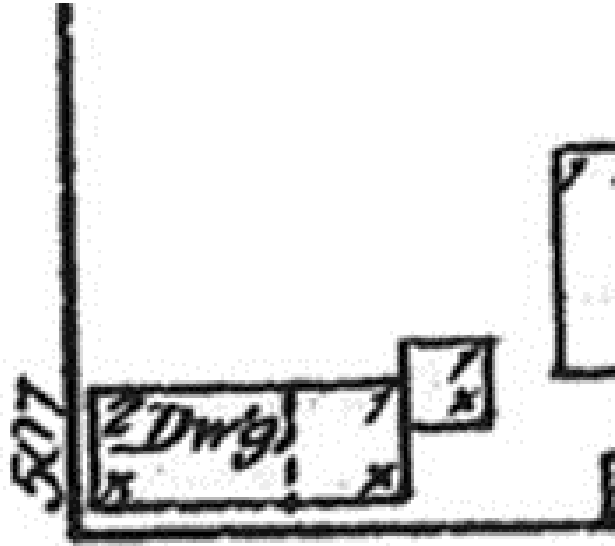
Property owner information from transfer books:

On July 11, 1879, Scott County Treasurer transferred the property to Rebecca Nesbitt (Lot 8, Block 32). Tax Deed.

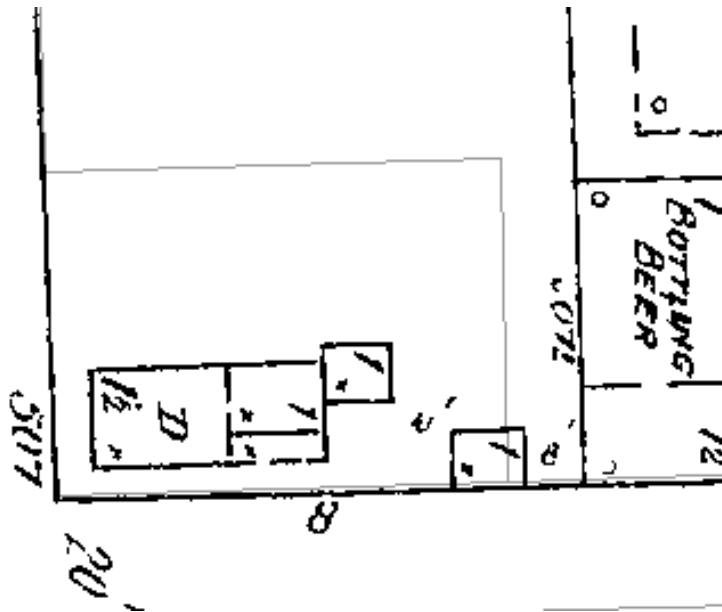
On June 8, 1891, Rebecca H. Nesbit, widow, transferred the property to Julia H. Frahm (Lot 8, Block 32). Warranty Deed.

Historic images (note if others – location/year – may insert at end):

1886 Sanborn map: house – two story – one story addition at the rear (east) – one story addition at the rear (east).



1892 Sanborn map: house – one and half story – one story addition to the rear (east) – one story addition to the rear (east) – one story porch at the rear (east). Building has same footprint as 1886 map, except one story addition at the rear is shown as having a porch.



1880 census information (copied/added from other research):

City directory information (added from other research):

focus on confirmation that owners lived here (check street listings and alpha listings) and occupations of early owners/residents, notes in format of: *The 1883 city directory lists Robert Brown as living at this address, and he was vice president at Brown & Hoffman, dry goods merchants.*

1892 city directory - 517 Ripley St

Family 1: Karwath, Louis H. R. - cleck - E.S. Ballard & Co.; spouse:

Biographical information (added from other research, include source of info):

Historic info from 1900-1920s:

Property owner information from transfer books:

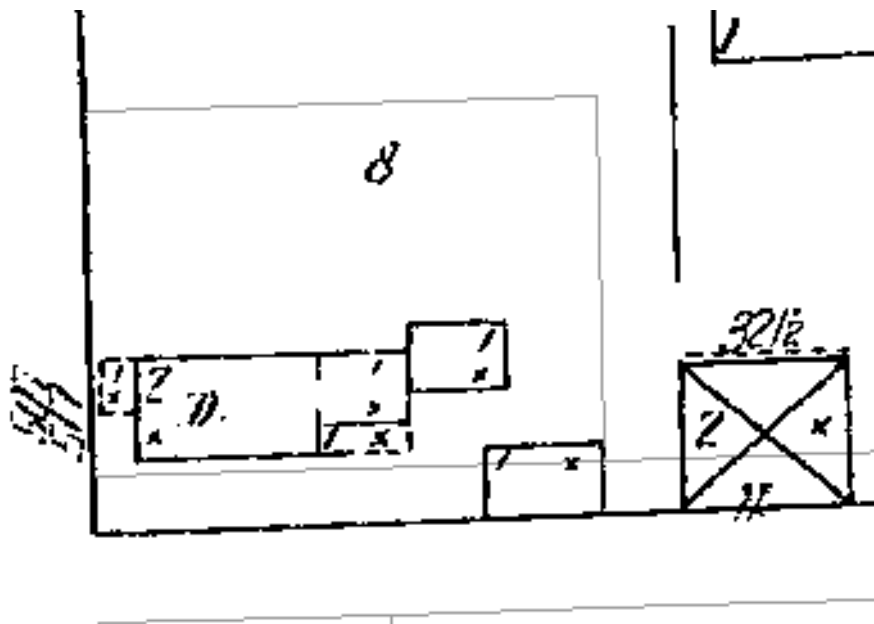
On May 1, 1900 Julia H. Stephen and Husband transferred the property to Meta Matthey (Lots 7 and 8, Block 32). Warranty Deed.

On July 26, 1921 Meta S. Matthey, widow, transferred the property to Max Shapiro (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Warranty Deed.

Historic images (note if others – location/year – may insert at end):

1906 overview Sanborn map (if built between 1892 and 1910):

1910 Sanborn map: house – two story – one story addition to the rear (east) – one story addition to the rear (east) – one story porch at the front - one story porch at the rear (east) - one story outbuilding to the rear adjacent to the alley. Building has same footprint as 1892 map except front porch was added. Outbuilding is new.



Building permit info (focus on major changes to property, particularly exterior or changes in use, include owner info, include contractor for construction projects):

notes such as: *A building permit for aluminum siding was issued on January 4, 1986 (owner – Ed Woods)*

or A building permit was issued to Hugh Hill (owner) on September 6, 1931 for the construction of a garage by Prugh Construction (contractor) for \$5,000.

1910 census information (copied/added from other research):

City directory information (added from other research):

1902 city directory - 517 Ripley St

Family 1: Maehr, Harry - candymkr - F Maehr (baker, confectioner ice cream restaurant); spouse: Henrietta - none

1915 city directory - 517 Ripley St

Family 1: Fulli, Michele - blksmith; spouse: Theresa - not listed; also Fulli (blksmith), Charles

Family 2: DeSantio, Emilio - hlpr; spouse: Imogene - not listed

1925 city directory: 517 Ripley St

Family 1: Vacant

Biographical information (added from other research, include source of info):

Historic info from 1930-1960s:

Property owner information from transfer books:

On May 13, 1930, Betty Shapiro, et al., transferred the property to Meta Matthey (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Quit Claim Deed.

On May 15, 1931, Frank D. Martin, Sheriff, transferred the property to Meta Matthey (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Sheriff's Deed.

On May 30, 1933, Walter A. Matthey, single, transferred the property to Henry A. Matthey (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Quit Claim Deed.

On August 2, 1937, Walter A. Matthey, et al., transferred the property to Henry A. Matthey (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Quit Claim Deed.

On March 25, 1944, Henry Matthey, single, transferred this property to Christina Dallenbach, Extrx. (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Deed.

On April 15, 1944, Christina Dallenbach, Extrx., transferred the property to W.F. & Grace Clough (Lots 7 and 8, Block 32 and the west 3 ½ feet of the south 62 ½ feet of Lot 6, Block 32 and the west 13 ½ feet of the north 87 ½ 'of Lot 6, Block 32). Extrx Deed.

On May 25, 1946 William F. Clough and Wife transferred the property to Lee Shield (south 50 feet of the west 72 feet of Lot 8, Block 32). Warranty Deed.

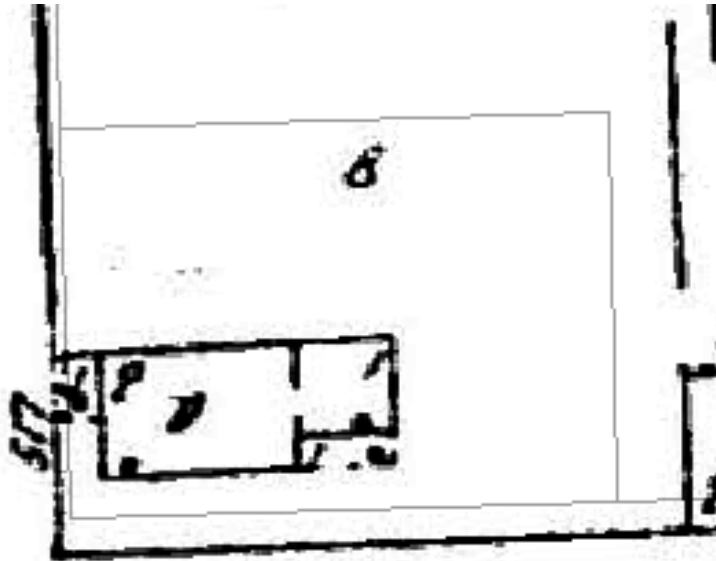
On April 4, 1963 Lee Shield transferred the property to William H. and Anna H. Wittrock (south 50 feet of the west 72 feet of Lot 8, Block 32). Warranty Deed.

On August 27, 1964 William H. Wittrock transferred the property to Russell D. Wittrock (south 50 feet of the west 72 feet of Lot 8, Block 32). Warranty Deed.

On December 3, 1964 Russell D Wittrock transferred the property to William H. Wittrock etal. (south 50 feet of the west 72 feet of Lot 8, Block 32). Warranty Deed.

Historic images (note if others – location/year – may insert at end):

1956 Sanborn map: house – two story – one story addition to the rear (east) – one story porch at the front - one story porch at the rear (east). Building has same footprint as 1910 map. Outbuilding has been removed.



Building permit info (focus on major changes to property, particularly exterior or changes in use, include owner info, include contractor for construction projects):

notes such as: A building permit for aluminum siding was issued on January 4, 1986 (owner – Ed Woods)

- A building permit to reside house with insulated brick siding over wood siding – 5-6-1947 (owner – William Wittrock).
- A building permit to cover sides of house with backer board siding over wood siding and trim window and door openings with molding – 5-6-1965 (owner – William H. Wittrock).

1940 census information (copied/added from other research):

City directory information (added from other research):

1935 city directory -

Family 1: Metcalf, Harry - electrician helper - arsenal; spouse: olga

1945 city directory - 517 Ripley St

Family 1: Greb, Harold - Greb, Harold (rented) - machinist - R.I. Arsenal; spouse: Alyce - no job listed

1955 city directory - 517 Ripley St

Wittrock, William H. - owner

Biographical information (added from other research, include source of info):

Building permits and other info from 1970-2010s:

- A building permit to reside lower half of building with R&B plywood and install five new windows - 4-20-1992 (owner - William Barrett).

Other historic info:

Other information from Marion's research files:

Other information from other sources (note sources):

Historic photographs identified (note location/year):
may insert actual image here to help organize/track



Nahant Marsh Education Center

4220 Wapello Ave.
Davenport, IA 52802
www.nahantmarsh.org

Phone: 563-323-5196 • Email: nahantmarsh@eicc.edu

March 31, 2015

Scott County Board of Supervisors
600 W. 4th St.
Davenport, Iowa 52801-1030

Dear Scott Board of Supervisors,

I recently spoke with Tim Huey about 7 parcels near Nahant Marsh that Scott County currently owns. Nahant Marsh is interested in acquiring the following Scott County-owned parcels:

30835-01
31701-02
31701-03
31823-01
31823-02
31823-03
31823-04

These parcels are wetland areas that are adjacent to Nahant Marsh parcels, or are part of our larger Master Plan to acquire and/or protect the 500+ acres of wetlands that exist in the area. Currently, Nahant Marsh, in conjunction with the City of Davenport, owns and protects approximately 265 acres of these wetlands. We provide public access and educational programming for thousands of Quad-Cities residents annually.

Nahant Marsh Education Center is a non-profit 501c3 whose mission is to preserve and enhance the ecological integrity of the marsh and to foster wonder, appreciation, interaction, and stewardship of the natural world through education. The acquisition of these parcels will directly complement our mission.

Sincerely,

Brian Ritter
Executive Director, Nahant Marsh
Nahant Marsh Education Center
Tax ID # 38-3667579

LySanias Broyles
Primodal Enterprises, L.L.C.
P.O. Box 98
Davenport, IA 52805
(563) 650-3857

09-Feb-2015

Mr. Brian McDonough
Annex Building
500 W. 4th Street
Davenport, IA 52801-1106

Dear Mr. McDonough,

I represent Mount Olive Church of God in Christ, a non-profit organization, in the capacity of Capital Improvement and Expansion Project Manager. There are several parcels of interest to the church that are currently owned by Scott County, namely G0037-06, G0038-16 and G0038-17. All being located in the vicinity of the church and clear of any structures or obstructions, what is the prospect of transferring ownership of said parcels to Mount Olive?

I can be reached most immediately by e-mail: personal LYSANIASBROYLES@YAHOO.COM or alternatively at LBROYLES@PRIMODALENTERPRISES.COM.

We look forward to hearing from you soon on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'LySanias Broyles', with a long horizontal flourish extending to the right.

LySanias Broyles, P.M.P.
President, Primodal Enterprises, L.L.C.