

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: June 23, 2015

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

The County Board held a public hearing on the four requests we received to transfer various tax deed properties from four non-profit organizations. Prior to the public hearing, Scott Tunicliff from Hilltop Campus Village notified the Board they were withdrawing their request to acquire the County Tax Deed property G0043-44A located on Harrison Street adjacent to 704 Harrison Street. That property will therefore be included in the upcoming public auction of tax deed properties

Jack Haberman from the Gateway Development Group addressed the Board on the GDG's efforts to stabilize and preserve the heritage of the neighborhood and why they had 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. Haberman stated, at the public hearing, that they intend 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 that all lie adjacent to the current active rail line but that 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.

Finally, a representative from Mount Olive Church of God in Christ at 1020 Ripley Street spoke on the church's plans to stay and expand at their current location. In order to expand the church needs additional land which is why they had 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. Staff sees this church as a stabilizing influence in this neighborhood and believes as such their request for these two properties meets County policy.

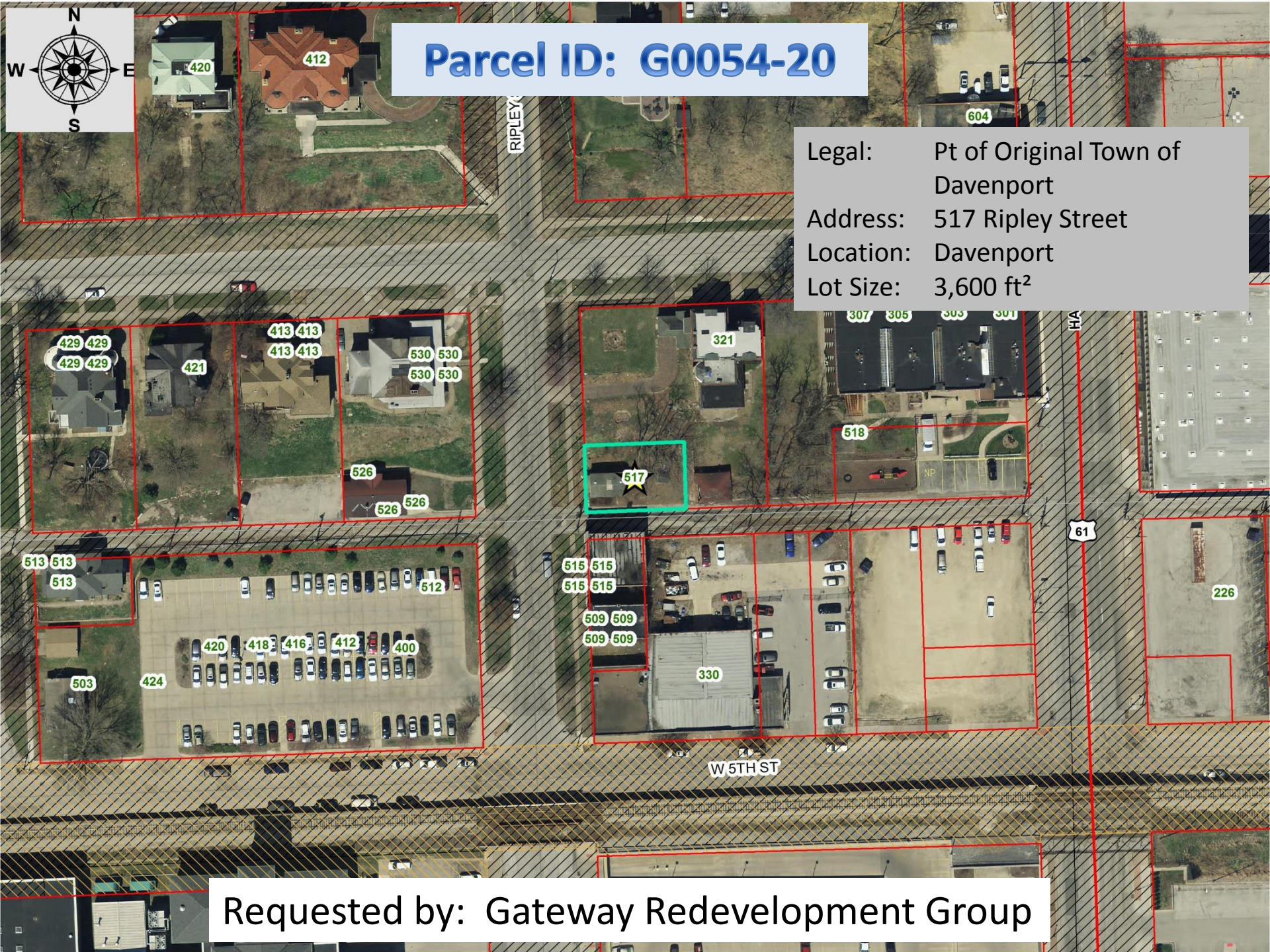
Page Two
Memo on Tax Deed Requests
June 23, 2015

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

Staff would recommend approval of these three requests on the basis that they comply with County policy. Staff has prepared separate resolutions approving these requests for the Board's consideration.

Transfer of 10 Scott County Tax Deed Properties to Local Non-Profits

**Board of Supervisors Meeting:
Thursday, July 2, 2015**



Parcel ID: G0054-20

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

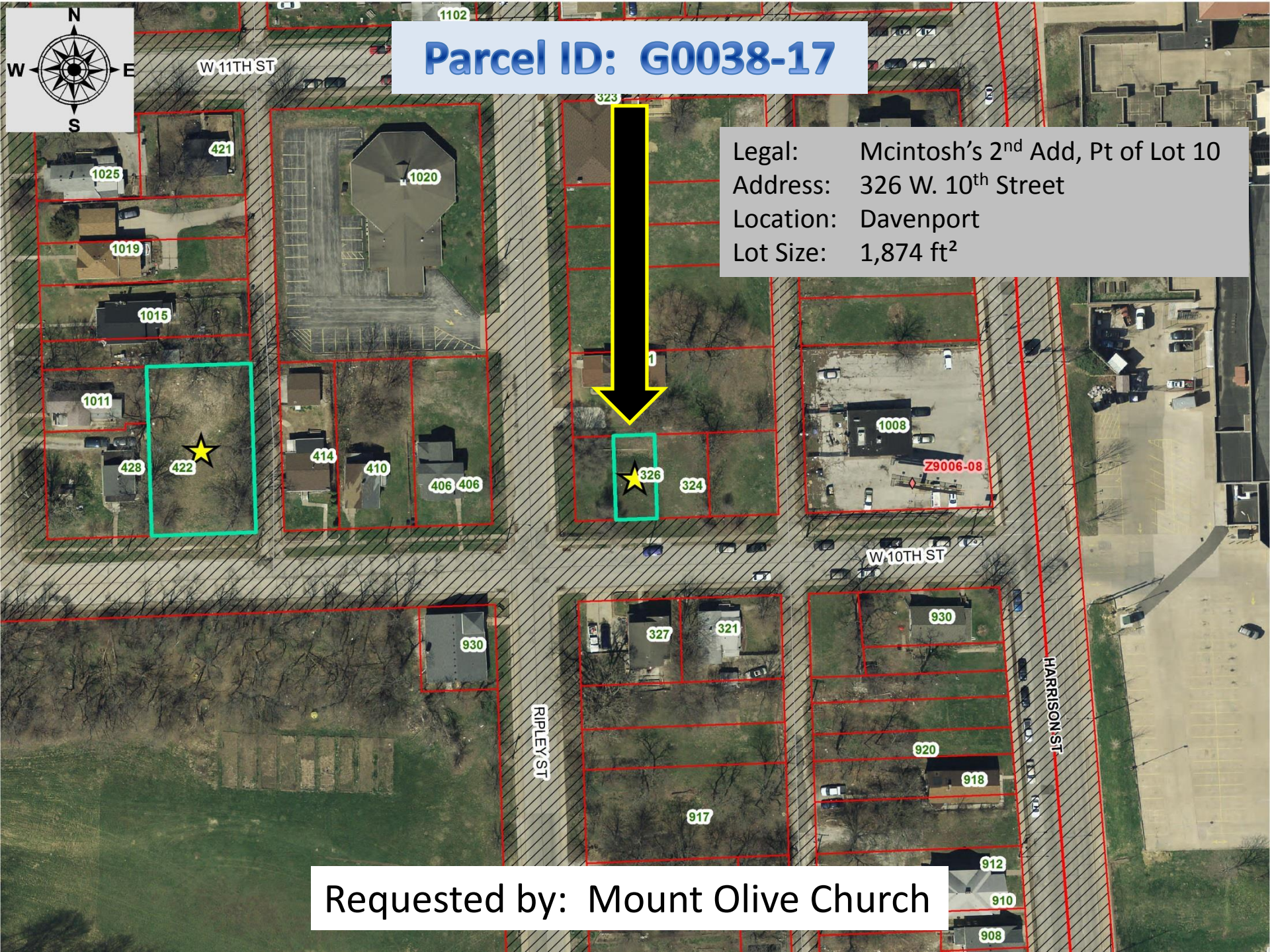
Requested by: Gateway Redevelopment Group





RESIDENT
PARKING
ONLY
→
TRUCKS
NOT PERMITTED





Parcel ID: 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

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
July 2, 2015

**APPROVING THE TRANSFER OF TAX DEED PROPERTY TO THE GATEWAY
REDEVELOPMENT GROUP IN ACCORDANCE WITH COUNTY POLICY**

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

Section 1. County policy states that a community non-profit may request transfer of tax deed property prior to such property being offered at public auction.

Section 2. A Public Hearing was held on June 18, 2015 regarding the transfer of Scott County tax deed parcel **G0054-20** to The Gateway Redevelopment Group.

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

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
July 2, 2015

**APPROVING THE TRANSFER OF TAX DEED PROPERTIES TO NAHANT MARSH
IN ACCORDANCE WITH COUNTY POLICY**

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

Section 1. County policy states that a community non-profit may request transfer of tax deed property prior to such property being offered at public auction.

Section 2. A Public Hearing was held on June 18, 2015 regarding the transfer of Scott County tax deed parcels **30835-01, 31701-02, 31701-03, 31823-01, 31823-02, 31823-03, and 31823-04** to Nahant Marsh.

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

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

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
July 2, 2015

**APPROVING THE TRANSFER OF TAX DEED PROPERTIES TO MOUNT OLIVE
CHURCH OF GOD IN CHRIST IN ACCORDANCE WITH COUNTY POLICY**

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

Section 1. County policy states that a community non-profit may request transfer of tax deed property prior to such property being offered at public auction.

Section 2. A Public Hearing was held on June 18, 2015 regarding the transfer of Scott County tax deed parcels **G0037-06** and **G0038-17** to Mount Olive Church of God in Christ.

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

Section 4. This resolution shall take effect immediately.