

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Brian McDonough, Planning & Development Specialist
Date: July 6, 2015
Re: Discussion of the City of Davenport's request for transfer of County tax deed parcel F0051-28 (646 E. 6th Street).

On June 4th the Board held a public hearing to consider the request of the City of Davenport to obtain eight (8) County tax deed parcels. Following that public hearing the Board passed a resolution transferring seven (7) of those properties to the City. The Board decided to leave the eighth property (F0051-28 / 646 E. 6th Street) on the auction list due to the request of Steve Cinkovich, a private citizen who expressed interest in acquiring this parcel to construct a new single-family home. Historically, if there have been competing interests for a tax deed property the Board has, in the spirit of fairness, let the property be offered at public auction.

At this time the City is asking the Board to reconsider their request for this property. Enclosed is a copy of a February letter from the City requesting this property for redevelopment purposes. A City representative did not attend either the June 2nd COW or the June 4th public hearing. Staff presented the item as it was explained in the letter, a request to obtain the property for general housing redevelopment. Since the June 4th meeting the City has provided additional information regarding their plans for this lot. The City owns 634 E. 6th Street adjacent to the southwest. Due to access and topography challenges of this lot the City needs access from the County's lot in order to conduct demolition and new construction work. The City plans to use a portion of their annual HOME grant to construct two new single family homes on both the lot they already own and for this property they are requesting from the County. A shared driveway across the County's lot at 646 E 6th Street is the most feasible means to provide access to both lots.

In light of this new information the City would like the Board to reconsider transferring this property. As the letter explains the property was originally donated to the City, with the County holding the outstanding tax certificate. It is not an option for the County to simply forgive a tax certificate. The City could have asked for assignment of the certificate and taken the County's place in the redemption process. They elected instead to let the County go through the redemption, and request the property following it becoming a County held tax deed.

February 18, 2015

Brian McDonough
Planning & Development Specialist
600 W. 4th Street
Davenport, Iowa 52801

Re: Property Transfer

Dear Mr. McDonough:

Recently, Scott County obtained the deed to 646 E. 6th Street (Parcel F0051-28). The property was donated to the City by a private entity last year, with a tax certificate held by Scott County attached. The City had inquired with the County about having the tax certificate forgiven, and was informed that was not possible. Instead, the County Attorney proposed that the property should be allowed to revert to the County, the county would then remove the tax certificate, and the property would be deeded back to the City.

On January 23, 2015, the County obtained the deed to the property, and the City is now requesting that the property be transferred back to the City. The property is intended to be redeveloped in the future, with the intention of building affordable owner occupied housing on the site.

If you have any questions or concerns regarding our request, please contact either Heather Johnson at hjohnson@ci.davenport.ia.us (888-2004) or Bruce Berger at beb@ci.davenport.ia.us (326-7769).

Thank you in advance for your consideration.

Sincerely,



Bruce Berger
Director
Community Planning and Economic Development



May 15, 2015

RE: Tax Deed Property/646 E. 6th Street/Parcel F0051-28

Brian McDonough
Planning & Development
500 W. 4th Street
Davenport, Iowa 52801

Dear Mr. McDonough:

I would like to express my sincere interest in acquiring the vacant lot at 646 E. 6th Street in Davenport, Iowa. My goal (if acquired) would be to construct a very nice one family home.

Sincerely,



Stephen Cinkovich
PO Box 1564
Bettendorf, Iowa 52722
563) 271-4797

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 16, 2015

**APPROVING THE TRANSFER OF TAX DEED PROPERTY TO 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 a city may request transfer of tax deed properties located within the city if such transfer will benefit a community program or public good.

Section 2. A Public Hearing was held on June 4, 2015 for the transfer of tax deed property to the City of Davenport, including Parcel **F0051-28**.

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

Section 4. This resolution shall take effect immediately.