

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: May 22, 2017

**Re: Public hearing on the request of the City of Dixon, Gateway Development Corporation and Neighborhood Housing Service 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.

The City of Dixon has requested Parcel 02074910102 located at 602 Davenport Street in the City of Dixon. The City of Davenport was sent and has reviewed the list of tax deed properties and responded that they were not interested in any of them.

Gateway Development Group has submitted a request for Parcels G0043-05, located in A.C. Fulton's Subdivision a vacant lot at the northwest corner of Ripley Street and West 7<sup>th</sup> Street, and G0052-27, located at 716 West 5<sup>th</sup> Street, both in the City of Davenport. 716 West 5<sup>th</sup> Street has a deteriorated single family residence on the property that dates from the 19<sup>th</sup> century. The GDG states it intends to restore this house, as they have done with other homes in the neighborhood.

Neighborhood Housing Service has requested Parcel E0020-45, located at 1412 Belle Avenue in order to restore the house on that property.

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.

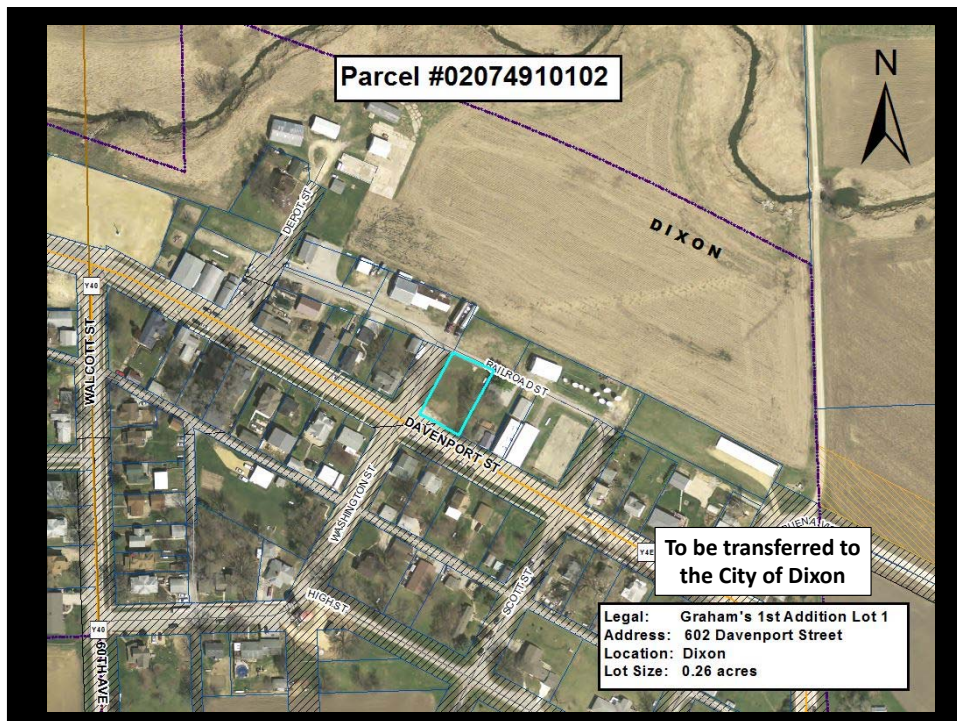
Except for the property the City of Dixon has requested, all of the others are located in the City of Davenport and all back taxes, interest and special assessments have been previously abated on these properties. A copy of the letters and materials received requesting these properties are included. Staff has also attached copies of the aeriels and site photos of each property.

Following the public hearing staff would recommend the Board consider the transfer of these properties if the Board determines such transfer is in accordance with County Policy.

# Scott County Tax Deed Properties



- City of Dixon
- Gateway Redevelopment Group
- Neighborhood Housing Service of Davenport, Iowa Inc.













**From:** [Steve Laughlin](#)  
**To:** [Sabat, Alan N.](#)  
**Subject:** Re: Tax Deed Parcel 02074910102  
**Date:** Friday, May 19, 2017 11:23:07 AM

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The city of Dixon is interested getting parcel 02074910102. Thanks for all your help. Steve Laughlin. Mayor of Dixon

Sent from my iPhone

On May 19, 2017, at 10:21 AM, Sabat, Alan N. <[Alan.Sabat@scottcountyiowa.com](mailto:Alan.Sabat@scottcountyiowa.com)> wrote:

Good Morning Again Steve,

I'm glad we had the chance to discuss tax deed parcel 02074910102 this morning. For our records, could you confirm your interest in having the parcel transferred to the City of Dixon by responding to this email?

Thank You and Have a Great Day,  
Alan Sabat

*Alan N. Sabat*

Alan N. Sabat  
Planning & Development Specialist  
Scott County, Iowa  
563.326.8643

# 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**  
David Cordes  
**Secretary**  
Marion Meginnis  
**At Large:**  
Paul Fessler  
Adam Kuehl  
Dennis Lopez

May 5, 2017

Mr. Tim Huey  
Scott County Planning Director

Dear Mr. Huey:  
Gateway Redevelopment Group (GRG) is in receipt of Scott County's list of available properties you sent to us on April 12, 2017. GRG has been working in the Hamburg Historic District to save abandoned homes since 2004. To date, we have intervened on behalf of seven homes. All have been restored or are in the process of rehabilitation.

This is to inform you that Gateway Redevelopment Group is requesting to have the following parcels transferred to its ownership:

1. Parcel: G0052-27

Legal: THE WEST ½ OF LOT 3 IN BLOCK 28 IN THE ORIGINAL TOWN, NOW CITY OF DAVENPORT  
Address: 716 WEST 5<sup>TH</sup> STREET  
Jurisdiction: Davenport, IA  
Lot Size: 6,000 ft<sup>2</sup>

The house at 716 W. 5<sup>th</sup> Street is a contributing structure in the Hamburg Historic District. The house dates from at least 1886. Its best known resident was George Krabbenhoef, one of the partners in the Davenport Cigar Box Company a business firm that continued in business for forty years. The house began life as a one-and-a-half story building and was later enlarged to a full two stories. Its Gothic Revival elements and double porches are an unusual style in the Hamburg.

Fifth Street marks the southern edge of the District. Along this block are empty lots, evidence of buildings that are gone. To maintain the continuity of the streetscape it is essential that the Krabbenhoef house be retained.

The house has some issues that need to be addressed soon. However, on the inside, the main body of the house is structurally sound and many original materials are intact.

It is GRG's goal with the property to make repairs to the roof and the address issues with the rear addition, making the structure sound, watertight, and properly mothballed for future redevelopment.

2. Parcel: G0043-05

Legal: THE EAST 30 FEET OF LOT 15; AND ALL OF LOT 16, ALL IN A.C. FULTON'S SUBDIVISION OF BLOCK 22 IN JAMES MACKITOSH'S (OR JAMES MCINTOSH'S) 3RD ADDITION TO THE CITY OF DAVENPORT, IOWA, AS PER PLAT RECORDED IN BOOK "R" OF TOWN LOTS DEEDS, PAGE 417, RECORDS OF SCOTT COUNTY, IOWA, EXCEPT THE NORTH 43 FEET OF SAID LOT 16 AND EXCEPT THE EAST 6 ½ FEET OF THE NORTH 43 FEET OF SAID LOT 15; TOGETHER WITH THE EASEMENT FOR SIDEWALK AND PASSAGEWAY PURPOSES OVER AND ACROSS THE WEST 1 ½ FEET OF THE EAST 6 ½ FEET OF THE NORTH 43 FEET OF SAID LOT 15, AS RESERVE IN DEED FROM HERBERT E. SITZ AND WIFE TO JOHN E. JONES AND MARGARET JONES, RECORDED IN BOOK 152 OF TOWN LOT DEEDS, AT PAGE 290, OF THE RECORDS OF THE RECORDER'S OFFICE OF SCOTT COUNTY, IOWA; TOGETHER WITH A LICENSE TO MAINTAIN A GUTTER AND DOWN SPOUT AS SET FOR IN SAID DEED; AND SUBJECT TO AN EASEMENT FOR SIDEWALK AND PASSAGEWAY PURPOSES AS GRANTED BY THE GRANTORS IN SAID DEED RECORDED IN BOOK 152 OF TOWN LOT DEEDS, AT PAGE 290

Address: None  
Jurisdiction: Davenport, IA  
Lot Size: 8,500 ft<sup>2</sup>

GRG  
732 N. Gaines St.  
Davenport, Iowa  
52802

563 326-3290

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

The Gateway Redevelopment Group (GRG) is a not for profit 501(C)(3) organization.

# Gateway Redevelopment Group

Uniting community resources of volunteer service,  
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to save abandoned buildings in our neighborhood.

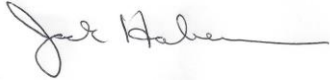
This parcel was the location of the Amelia and William Hoersch House, with an address of 402 W. 7<sup>th</sup> Street. The parcel has had various owners over the past decade. These owners did not live in the neighborhood and have not, of late, taken care of the property, with that duty evolving to the city.

Sitting at the corner of 7<sup>th</sup> and Ripley, this is a high visibility lot. Its lack of care and unkempt appearance is detrimental to the wellbeing of the neighborhood. GRG proposes to take possession of it to keep it mowed and tidy; the mature trees and shrubs would be retained.

While GRG proposes no development plans at this time, it would like to note that this is a buildable lot. Should the appropriate opportunity to add quality housing to the neighborhood, the organization would certainly consider that option.

By taking control of these two parcels, through stabilization and maintenance, GRG would be working in the public interest to enhance the appearance and appeal of the District to future residents.

Sincerely,



Jack Haberman  
President-Gateway Redevelopment Group





NEIGHBORHOOD HOUSING SERVICE OF DAVENPORT IOWA INC  
710 CHARLOTTE STREET, DAVENPORT, IOWA 52803  
(563) 324-1556 FAX: (563)324-3540

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May 22, 2017

Tim Huey  
Scott County Planning and Zoning  
600 W 4<sup>th</sup> St  
Davenport, IA 52801-1030

Mr. Huey –

Neighborhood Housing Services wishes to thank you for our inclusion in the listing of properties that may be available for non-profits through the tax deed process.

We just completed a rehabilitation at 1417 Belle Ave and located a family that wishes the purchase and reside in the property. As you are aware, Neighborhood Housing Services mission includes the “revitalization of neighborhoods” and as such we would like to expand our impact in this neighborhood to an additional investment.

If the property at 1412 Belle Ave. remains available, Neighborhood Housing Services would appreciate consideration of a donation by the county.

Please feel free to contact me at any of the below means should you require additional information or questions regarding our agency or this project.

Sincerely,

Brook Hayes Upton  
Finance Director  
Neighborhood Housing Services of Davenport, Iowa Inc.  
710 Charlotte St  
Davenport, IA 52803  
(563)324-1556  
[B\\_hayes-upton@mvnhs.org](mailto:B_hayes-upton@mvnhs.org)

**From:** [Huey, Timothy](#)  
**To:** ["Jack Haberman"](#)  
**Cc:** [Sabat, Alan N.](#)  
**Subject:** RE: Parcel on 7th and Ripley  
**Date:** Friday, May 19, 2017 9:06:35 AM

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Jack and Marion:

We will publish notice of the required public hearing fro the transfer of the two parcels GRG requested for the June 1<sup>st</sup> BOS meeting. After the public hearing they can act on a resolution approving the transfer.

Tim

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**From:** Jack Haberman [mailto:MarionJack@msn.com]  
**Sent:** Saturday, May 13, 2017 4:03 PM  
**To:** Huey, Timothy; Sabat, Alan N.  
**Subject:** FW: Parcel on 7th and Ripley

Tim or Alan,

Could you confirm the email below removes the conflict over parcel G0043-05.

Thanks,

Jack Haberman

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**From:** Marion Meginnis [[mailto:Marion\\_Meginnis@msn.com](mailto:Marion_Meginnis@msn.com)]  
**Sent:** Thursday, May 11, 2017 11:53 AM  
**To:** [Alan.Sabat@scottcountyiowa.com](mailto:Alan.Sabat@scottcountyiowa.com)  
**Cc:** [timothy.huey@scottcountyiowa.com](mailto:timothy.huey@scottcountyiowa.com); [marionjack@msn.com](mailto:marionjack@msn.com); Kristi Crafton <[Kristi.Crafton@habitatqc.org](mailto:Kristi.Crafton@habitatqc.org)>  
**Subject:** FW: Parcel on 7th and Ripley

Dear Alan:

Per your email earlier this week, GRG and Habitat were able to discuss our mutual interest in parcel G0043-05.

Per Kristi Crafton's email to me this morning, Habitat is withdrawing its request for the parcel. So GRG will be the only not for profit requesting ownership.

We're happy that we were able to get this resolved before the May 15<sup>th</sup> date.

Marion Meginnis  
624 W. 6<sup>th</sup> St.  
Davenport, IA 52803  
563-326-3290

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**From:** Kristi Crafton [<mailto:Kristi.Crafton@habitatqc.org>]

**Sent:** Thursday, May 11, 2017 10:14 AM

**To:** Marion Meginnis <[Marion\\_Meginnis@msn.com](mailto:Marion_Meginnis@msn.com)>

**Subject:** Re: Parcel on 7th and Ripley

No problem Marion, you can tell Alan we are fine with you getting the lot.

Sent from my iPhone

On May 10, 2017, at 3:45 PM, Marion Meginnis <[Marion\\_Meginnis@msn.com](mailto:Marion_Meginnis@msn.com)> wrote:

Dear Kristi:

Do you have any time today to talk about the note from Scott County regarding the lot in the Hamburg that both GRG and Habitat have expressed an interest in? Jack forwarded me yesterday's email from the county.

I spoke with Alan yesterday and he indicated that it would be easiest for the county if we were able to talk this through prior to the 15th.

To give you a little background of our interest, the GRG board agreed that it would ask for the lot and our proposal was also shared with the Gold Coast-Hamburg Historic District Neighborhood Association.

Our interest in taking this lot is to act as stewards in ownership of it until such a time as appropriately scaled development might occur. It sits on a prominent corner at Ripley and 7th Streets and, except for a very small house that appears to have been a supporting structure for the 2-1/2 story Hoersch house that was demolished in 1987. It is surrounded by some of our districts larger multi-story homes.

Our neighborhood includes many small, vernacular buildings, like the one GRG is restoring at 517 Ripley. However, our goal for the G0043-05 parcel would be to, someday, attract new construction closer to the style and scope of the majority of the buildings surrounding it. Until then, we would maintain its rather park like setting of grass, bushes and mature trees.

Any new construction proposed in our district requires approval of the Historic Preservation Commission. This review typically includes proposed scaling as well as use of appropriate materials like brick, cement board and fenestration styles appropriate to the historic nature of the lot's surrounding infrastructure. When reviewing these plans, the process is as follows per the HPC ordinance:

17.23.080 Certificate of appropriateness review process.



9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 17.23.080C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and

2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and

3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and

4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and

5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and

6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and

7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Since the 15th will soon be upon us, would like to discuss this with you at your earliest convenience.

Thanks!

Marion Meginnis  
Secretary, Gateway Redevelopment Group  
624 W. 6<sup>th</sup> St.  
Davenport, IA 52803  
563-326-3290

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**  
**June 1, 2017**

**APPROVING THE TRANSFER OF TAX DEED PROPERTY TO CITY OF DIXON,  
GATEWAY REDEVELOPMENT GROUP, AND NEIGHBORHOOD HOUSING  
SERVICES OF DAVENPORT, IOWA INC. 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, school system, or community-based non-profit may request transfer of a tax deed property if such transfer will benefit a community program or public good.

Section 2. A Public Hearing was held on June 1, 2017 for the transfer of Parcel 02074910102 to the City of Dixon; Parcels G0043-05 and G0052-27 to Gateway Redevelopment Group; and Parcel E0020-45 to Neighborhood Housing Services of Davenport, Iowa Inc.

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

Section 4. This resolution shall take effect immediately.