

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Item #3
4/30/2020

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Taylor Beswick, Planning & Development Specialist

Date: April 21, 2020

Re: Discussion of abatement of taxes and special assessments for properties possibly being transferred to the City of Davenport; AND discussion of the public hearing on the request for transfer of County tax deed properties to the City of Davenport

The City of Davenport has submitted a request to acquire certain County tax deed properties: **816 W. 8th Street, Davenport (Parcel: G0046-26), 1222 LeClaire Street, Davenport (Parcel: F0018-01)**. The County's policy on the disposal of tax deeds states that such properties shall be offered to the city and school district in which they are located as well as to community based non-profit agencies for a public purpose prior to being offered at public auction.

In accordance with Iowa Code Section 445.63 it is County's policy to abate delinquent taxes and special assessments on all tax deed property prior to such properties being transferred to municipalities or non-profits or offered at the annual auction. This assures that potential owners are not liable for past costs associated with these properties.

Following a public hearing the property may be transferred to the city, school district, or non-profit agency if the Board of Supervisors determines such transfers are in the best interests of County residents.

Included in your packets are aerial pictures of each parcel, copies of each deed with legal descriptions, and the City's request letter.

Staff would recommend that the Board approve a resolution abating the taxes and special assessments in accordance with County policy and Iowa Code. Staff would also recommend that the Board approve a separate resolution transferring the deeds of each property to the City of Davenport in accordance with County policy and Iowa Code.

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NOTICE OF BOARD OF SUPERVISORS
PUBLIC HEARING ON TRANSFER OF TAX DEED PROPERTIES

Public Notice is hereby given that the Scott County Board of Supervisors will hold a public hearing on the request by the City of Davenport to obtain tax deed properties from Scott County. The public hearing will be held on Thursday, April 30, 2020 at 5:00 P.M.

The Scott County Board of Supervisors meeting will be held by electronic telephone conference with the call originating from the Scott County Administrative Center with MINIMAL public access in an effort to mitigate the spread of COVID-19. The public will be allowed into the Scott County Administrative Center Board Room at 4:45P.M. **The public may join the meeting by phone. Please contact the Planning & Development Office at 563-326-8643 for call-in information and questions.

In accordance with adopted County policies on the disposal of tax deed properties, such properties may be transferred to the city, school district, or a community based non-profit agency for a public purpose or for community development prior to being offered at a public auction by the County. This public hearing is scheduled to take public comments on the proposed transfer of the following requested properties: 816 W. 8th Street, Davenport (Parcel: G0046-26), 1222 LeClaire Street, Davenport (Parcel: F0018-01).

If you have questions or comments regarding the proposed transfers, please call, write or email the Planning and Development Department, 600 West 4th Street, Davenport, Iowa 52801, 563-326-8643, planning@scottcountyiowa.com or contact our office for call-in information to the hearing.

From: [Wegener, Ann M.](#)
To: [Huey, Timothy](#); [Beswick, Taylor](#)
Subject: FW: [External Email] FW: Scott County tax sale certificates
Date: Monday, May 13, 2019 9:35:42 AM

Hi Tim and Taylor!

Please see the email below for the City of Davenport. They have decided they do not want deed to one of the three parcels.

Thank you,

Ann

From: Goslowsky, Letty <letty.goslowsky@ci.davenport.ia.us>
Sent: Friday, May 10, 2019 4:05 PM
To: Wegener, Ann M. <Ann.Wegener@scottcountyiowa.com>
Subject: [External Email] FW: Scott County tax sale certificates

CAUTION: This email originated from outside of Scott County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Happy Friday Ann-

Hope you are doing well! After some discussion and assessments, and if the county is still in agreement, the city would like to obtain Quit Claim Deeds for parcels G0046-26 and F0018-01. Regarding parcel E0032-31, we feel this would not be a good fit for city rehab and regretfully decline the offer of the deed.

Please let us know what the next steps need to be. Thank you so much and have a great weekend.

Letty Goslowsky, Revitalization Supervisor
Community Planning & Economic Development (CPED)
City of Davenport
226 W. 4th St. Davenport, IA 52801
P: 563-328-6707
F: 563-328-6714
E: letty.goslowsky@ci.davenport.ia.us

From: Wegener, Ann M. <Ann.Wegener@scottcountyiowa.com>
Sent: Friday, April 05, 2019 2:07 PM
To: Ott, Sarah <sott@ci.davenport.ia.us>
Cc: Goslowsky, Letty <letty.goslowsky@ci.davenport.ia.us>; Berger, Bruce <beb@ci.davenport.ia.us>; Fennelly, Michael H <Mike.Fennelly@scottcountyiowa.com>; Vance,

Barb A. <Barb.Vance@scottcountyiowa.com>

Subject: Scott County tax sale certificates

Hi Sarah,

We have contacted Planning and Development in regards to the three parcels that Scott County holds tax sale certificate. Planning and Development is going to start the tax deed application process. My assumption is the tax sales will not be redeemed and tax deed will be issued to Scott County. Once tax deed is issued to Scott County, the County will then quitclaim deed the parcels to the City of Davenport.

The three parcel numbers are:

E0032-31

F0018-01

G0046-26

Please contact me if you have any questions.

Have a great weekend!

Thank you,

Ann Wegener

Scott County Treasurer's Office

Tax Accounting Specialist

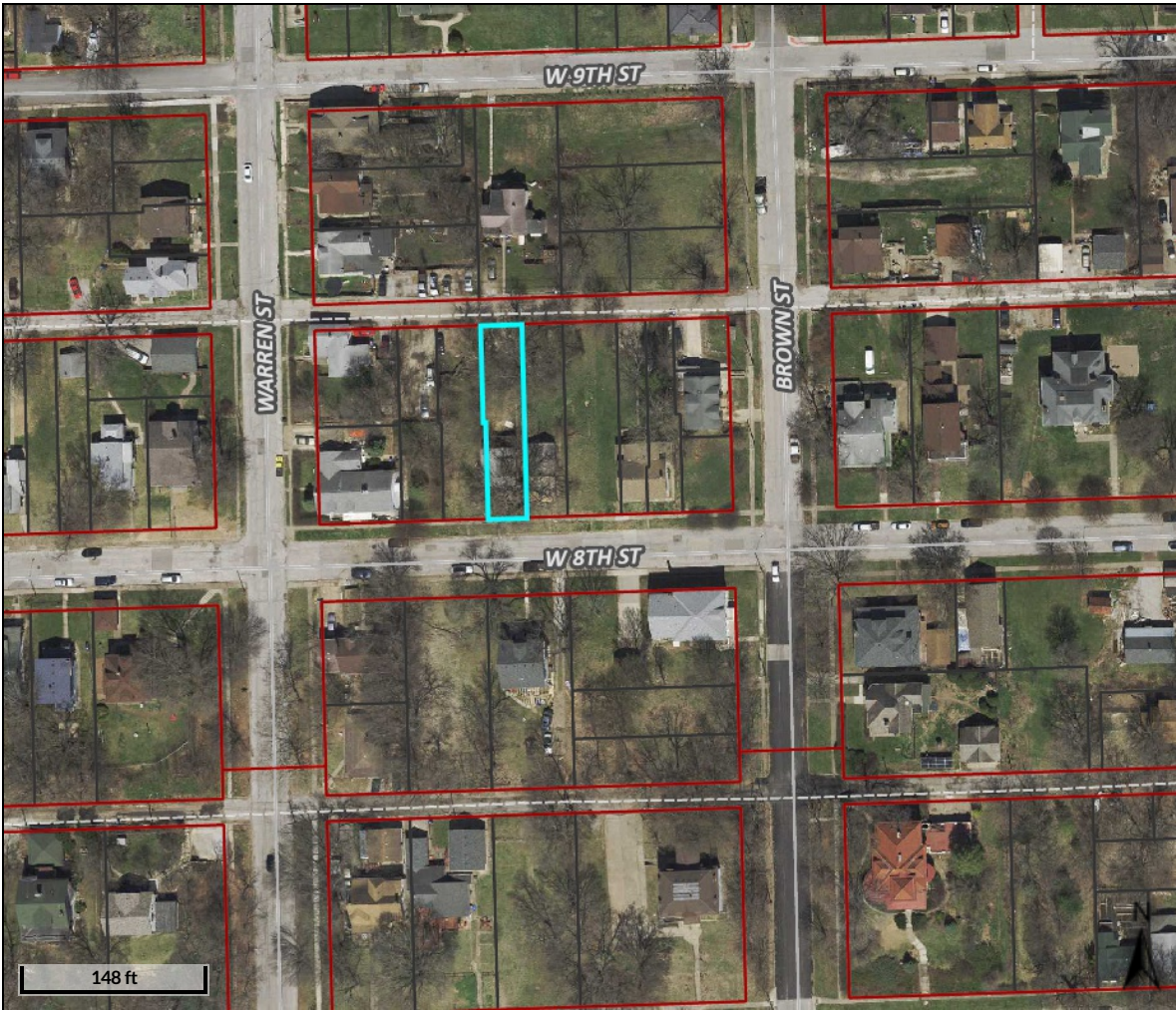
600 W. 4th St.

Davenport, IA 52801

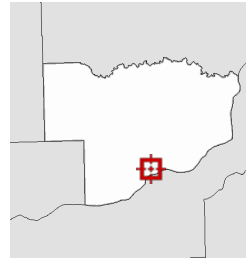
(563) 326-8602



Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- ◆ Parcel Point
- Political Township
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lake**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds

Parcel ID G0046-26
 Sec/Twp/Rng n/a
 Property Address 816 W 8TH ST

Alternate ID G22041
 Class R
 Acreage n/a

Owner Address NORWOOD MARION
 816 W 8TH ST
 DAVENPORT IA 52802

DAVENPORT

Graphic Acres 0.11

District

DAD

Brief Tax Description

FORREST & DILLON'S ADD Lot: 003 Block: 006 FORREST & DILLON'S ADD W/2 LOT 3 (EXC W2' OF S 1/2)
(Note: Not to be used on legal documents)

Date created: 4/16/2020



Doc ID: 022269710001 Type: LAN
 Recorded: 03/06/2020 at 12:28:56 PM
 Fee Amt: \$0.00 Page 1 of 1
 Scott County Iowa
 Rita A. Vargas Recorder

File **2020-00005946**

SEC. 448.2, CODE

TAX SALE DEED

**ADDRESS TAX STATEMENT: SCOTT COUNTY;
 600 W 4TH STREET; DAVENPORT, IA 52801**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE FOLLOWING DESCRIBED PARCEL:

G0046-26 SITUATED IN SCOTT COUNTY THE WEST ONE-HALF OF LOT 3, EXCEPTING THE WEST 2 FEET OF THE SOUTH ½ THEREOF IN BLOCK 6 IN FOREST AND DILLON'S ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND HAVING THE ADDRESS 816 W. 8TH ST., DAVENPORT, IOWA 52802 WAS SUBJECT TO TAXES FOR THE YEARS A.D. 2011 AND A.D. 2012 AND SPECIAL ASSESSMENTS FOR THE YEARS A.D. 2012 AND A.D. 2013. THE TAXES ON THE PARCEL FOR THE YEARS STATED REMAINED DUE AND UNPAID AT THE DATE OF SALE; AND THE TREASURER OF THE COUNTY, ON THE 16TH DAY OF JUNE A.D. 2014 BY VIRTUE OF THE AUTHORITY VESTED BY LAW OF THE TREASURER, AT THE SALE BEGUN AND PUBLICLY HELD ON THE THIRD MONDAY OF JUNE, A.D. 2014, EXPOSED TO PUBLIC SALE AT THE OFFICE OF THE COUNTY TREASURER IN THE COUNTY NAMED, IN SUBSTANTIAL CONFORMITY WITH ALL THE REQUIREMENTS OF THE STATUTE, THE PARCEL DESCRIBED, FOR THE PAYMENT OF THE TOTAL AMOUNT THEN DUE AND REMAINING UNPAID ON THE PARCEL, AND AT THE TIME

AND PLACE **SCOTT COUNTY** OF THE COUNTY OF SCOTT AND THE STATE OF IOWA, FOR CONSIDERATION OF THE SUM OF THREE THOUSAND SIX HUNDRED SIXTY FIVE DOLLARS AND NO CENTS BEING THE TOTAL AMOUNT THEN DUE AND REMAINING UNPAID ON

THE PARCEL, FOR CERTIFICATE **141547** WHICH WAS THE LEAST QUANTITY BID FOR, AND PAYMENT OF THAT SUM WAS MADE BY THAT PERSON TO THE TREASURER, THE PARCEL WAS STRICKEN OFF TO THAT PERSON AT THAT PRICE; AND BY AFFIDAVIT BY ROBERT CUSACK, FILED IN THE TREASURER'S OFFICE ON THE 4TH DAY OF DECEMBER, A.D. 2019, IT APPEARS THAT NOTICE HAS BEEN GIVEN MORE THAN NINETY DAYS BEFORE THE EXECUTION OF THIS DEED BY PUBLICATION AND NOTICE TO: **RESIDENTIAL EQUITY PARTNERS LLC, AND ANY UNKNOWN HEIRS DEVISEES, GRANTEEES, ASSIGNEES, SUCCESSORS IN INTEREST, UNKNOWN PARTIES IN POSSESSION, UNKNOWN SPOUSES AND CLAIMANTS** AND MORE THAN ONE YEAR HAS ELAPSED SINCE THE DATE OF THE SALE, AND THE PARCEL HAS NOT BEEN REDEEMED. NOW, I, MIKE FENNELLY, TREASURER OF SAID COUNTY, FOR THE CONSIDERATION OF STATED SUM PAID TO THE TREASURER AND BY VIRTUE OF LAW, HAVE GRANTED, BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN AND SELL

TO **SCOTT COUNTY** THAT PERSON'S HEIRS AND ASSIGNS, FOREVER; SUBJECT, HOWEVER, TO ALL THE RIGHTS OF REDEMPTION PROVIDED BY LAW.

IN WITNESS WHEREOF, I, MIKE FENNELLY, TREASURER OF SCOTT COUNTY, BY VIRTUE OF THE AUTHORITY VESTED IN ME HAVE SUBSCRIBED MY NAME ON THIS 4TH DAY OF MARCH, A.D. 2020.

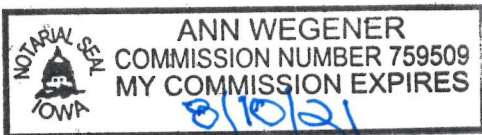
Mike Fennelly

TREASURER

CERTIFY THAT BEFORE ME, ANN WEGENER, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED MIKE FENNELLY, TREASURER OF THE COUNTY, PERSONALLY KNOWN TO ME TO BE THE TREASURER OF THE COUNTY AT THE DATE OF THE EXECUTION OF THE ABOVE CONVEYANCE, AND TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO AND WHO EXECUTED THE ABOVE CONVEYANCE AS TREASURER OF THE COUNTY, AND ACKNOWLEDGED THE EXECUTION OF THE CONVEYANCE TO BE THE TREASURER'S VOLUNTARY ACT AND DEED AS TREASURER OF THE COUNTY, FOR THE PURPOSES EXPRESSED IN THE CONVEYANCE.

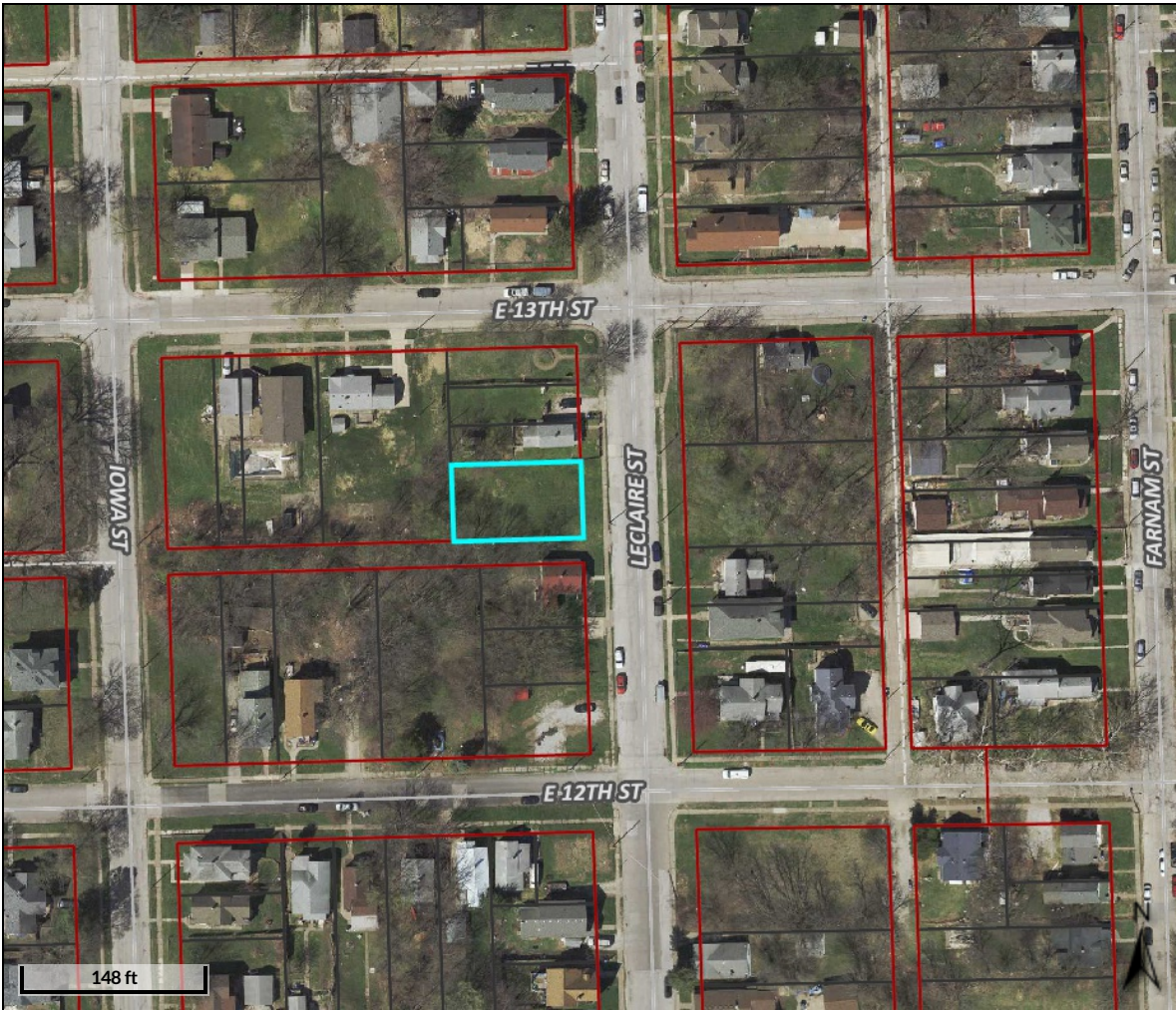
GIVEN UNDER BY HAND THIS 4TH DAY OF MARCH, A.D. 2020.

Ann Wegener

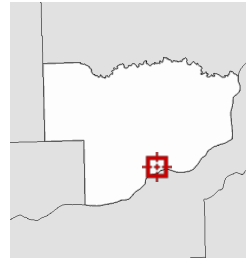




Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- ◆ Parcel Point
- Political Township
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lake**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds

Parcel ID F0018-01
 Sec/Twp/Rng n/a
 Property Address 1222 LECLAIRE ST

Alternate ID F17012
 Class R
 Acreage n/a

Owner Address DARRELL S TURNER DIVERS INVEST
 401 N MARQUETTE ST
 DAVENPORT IA 52802-1310

DAVENPORT

Graphic Acres 0.14

District

DAD

Brief Tax Description

MCHART'S 08-99 Lot: 001 Block: 099 MCHART'S 08-99 SUBDOF LOTS 5,6,7,8LECLAIRE'S 8TH ADDLOTS 1 & 2
(Note: Not to be used on legal documents)

Date created: 4/16/2020



Doc ID: 022269700001 Type: LAN
 Recorded: 03/06/2020 at 12:28:42 PM
 Fee Amt: \$0.00 Page 1 of 1
 Scott County Iowa
 Rita A. Vargas Recorder
 File **2020-00005945**

SEC. 448.2, CODE

TAX SALE DEED

**ADDRESS TAX STATEMENT: SCOTT COUNTY;
 600 W 4TH STREET; DAVENPORT, IA 52801**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE FOLLOWING DESCRIBED PARCEL:

F0018-01 SITUATED IN SCOTT COUNTY LOT 1 AND 2 IN J.C. MCHART'S SUBDIVISION OF LOTS 5, 6, 7 AND 8 OF BLOCK 99 OF LECLAIRE'S 8TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND HAVING THE ADDRESS 1222 LECLAIRE ST., DAVENPORT, IOWA 52803 WAS SUBJECT TO TAXES FOR THE YEARS A.D. 2011 AND A.D. 2012 AND SPECIAL ASSESSMENTS FOR THE YEAR A.D. 2012. THE TAXES ON THE PARCEL FOR THE YEARS STATED REMAINED DUE AND UNPAID AT THE DATE OF SALE; AND THE TREASURER OF THE COUNTY, ON THE 17TH DAY OF JUNE A.D. 2013 BY VIRTUE OF THE AUTHORITY VESTED BY LAW OF THE TREASURER, AT THE SALE BEGUN AND PUBLICLY HELD ON THE THIRD MONDAY OF JUNE, A.D. 2013, EXPOSED TO PUBLIC SALE AT THE OFFICE OF THE COUNTY TREASURER IN THE COUNTY NAMED, IN SUBSTANTIAL CONFORMITY WITH ALL THE REQUIREMENTS OF THE STATUTE, THE PARCEL DESCRIBED, FOR THE PAYMENT OF THE TOTAL AMOUNT THEN DUE

AND REMAINING UNPAID ON THE PARCEL, AND AT THE TIME AND PLACE **SCOTT COUNTY** OF THE COUNTY OF SCOTT AND THE STATE OF IOWA, FOR CONSIDERATION OF THE SUM OF ONE THOUSAND EIGHT HUNDRED TWO DOLLARS AND FORTY SEVEN CENTS BEING THE TOTAL AMOUNT THEN DUE AND REMAINING UNPAID ON THE PARCEL, FOR

CERTIFICATE **133604** WHICH WAS THE LEAST QUANTITY BID FOR, AND PAYMENT OF THAT SUM WAS MADE BY THAT PERSON TO THE TREASURER, THE PARCEL WAS STRICKEN OFF TO THAT PERSON AT THAT PRICE; AND BY AFFIDAVIT BY ROBERT CUSACK, FILED IN THE TREASURER'S OFFICE ON THE 4TH DAY OF DECEMBER, A.D. 2019, IT APPEARS THAT NOTICE HAS BEEN GIVEN MORE THAN NINETY DAYS BEFORE THE EXECUTION OF THIS DEED BY PUBLICATION AND NOTICE TO: **DARRELL S. TURNER DIVERSIFIED INVESTMENTS, LLC D/B/A DST PROPERTY MANAGEMENT, CITY OF DAVENPORT AND ANY UNKNOWN HEIRS DEVISEES, GRANTEEES, ASSIGNEES, SUCCESSORS IN INTEREST, UNKNOWN PARTIES IN POSSESSION, UNKNOWN SPOUSES AND CLAIMANTS** AND MORE THAN ONE YEAR HAS ELAPSED SINCE THE DATE OF THE SALE, AND THE PARCEL HAS NOT BEEN REDEEMED. NOW, I, MIKE FENNELLY, TREASURER OF SAID COUNTY, FOR THE CONSIDERATION OF STATED SUM PAID TO THE TREASURER AND BY VIRTUE OF LAW, HAVE GRANTED, BARGAINED AND SOLD, AND BY THESE

PRESENTS DO GRANT, BARGAIN AND SELL TO **SCOTT COUNTY** THAT PERSON'S HEIRS AND ASSIGNS, FOREVER; SUBJECT, HOWEVER, TO ALL THE RIGHTS OF REDEMPTION PROVIDED BY LAW.

IN WITNESS WHEREOF, I, MIKE FENNELLY, TREASURER OF SCOTT COUNTY, BY VIRTUE OF THE AUTHORITY VESTED IN ME HAVE SUBSCRIBED MY NAME ON THIS 4TH DAY OF MARCH, A.D. 2020.

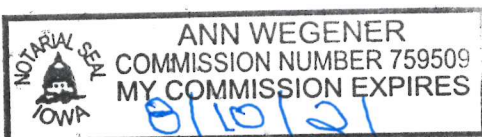
Mike Fennelly

TREASURER

CERTIFY THAT BEFORE ME, ANN WEGENER, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED MIKE FENNELLY, TREASURER OF THE COUNTY, PERSONALLY KNOWN TO ME TO BE THE TREASURER OF THE COUNTY AT THE DATE OF THE EXECUTION OF THE ABOVE CONVEYANCE, AND TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO AND WHO EXECUTED THE ABOVE CONVEYANCE AS TREASURER OF THE COUNTY, AND ACKNOWLEDGED THE EXECUTION OF THE CONVEYANCE TO BE THE TREASURER'S VOLUNTARY ACT AND DEED AS TREASURER OF THE COUNTY, FOR THE PURPOSES EXPRESSED IN THE CONVEYANCE.

GIVEN UNDER BY HAND THIS 4TH DAY OF MARCH, A.D. 2020.

Ann Wegener



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
April 30, 2020

**APPROVAL OF THE ABATEMENT OF SPECIAL ASSESSMENTS AND DELINQUENT
TAXES FOR TAX DEED PROPERTY OWNED BY SCOTT COUNTY PRIOR TO
POSSIBLE TRANSFER TO THE CITY OF DAVENPORT IN ACCORDANCE WITH
IOWA CODE SECTION 445.63**

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

Section 1. Approval of the abatement of property taxes and special assessments for a tax deed property owned by Scott County prior to possible transfer to the City of Davenport.

| | | |
|-------------------|--------------------|----------------------------------|
| Parcel # G0046-26 | Taxes - \$1,460.00 | Special Assessment - \$6,655.04 |
| Parcel# F0018-01 | Taxes - \$1,522.00 | Special Assessment - \$20,873.53 |

Section 2. 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
April 30, 2020

**APPROVING THE TRANSFER OF TAX DEED PROPERTIES 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 April 30, 2020 for the transfer of Parcel F0018-01 and Parcel G0046-26 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.