

**Memorandum
Community Economic Development Department**



To: Randall Tweet, Interim City Manager
Subject: Property Purchase Inquiry
Date: October 20, 2016

Applicant Information

Name/Address: Second Baptist Church / 919 6th Avenue
Proposed Use: Parking lot

City Property Information:

Address: 515 10th Street
Lot Size: 4,710 square feet
Zoning: R-3 One and Two Family Residential

Background:

Second Baptist Church currently owns five pieces of property identified in red on the attached location map with the intent to create a paved parking lot.

The City of Rock Island owns an adjacent property to the North identified in blue on the attached location map. The Church would like the City to donate this lot allowing them to expand the future parking lot area.

The subject lot was acquired by the City in the 2006 County annual tax auction for the amount of \$605. A one story single family home was on the site at the time of purchase; the house was demolished by the City in 2007 at a cost of \$9,026.

Review and Analysis:

Using the *Guidelines for the Disposition of City-Owned Real Estate*, staff considers the following factors to determine whether a property should be sold.

1. The property is not currently being used by a City department nor does it have a municipal function.

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2. The property is vacant and/or has no foreseeable use by the City.

The subject lot is presently vacant; however, there is redevelopment potential for the subject parcel and the adjacent City-owned lots on the east side of the 10th Street between 5th and 6th Avenues. For example, the eight City-owned lots could be re-subdivided to create four buildable single-family homes, which would be a continuation of the single family redevelopment on 10th Street just one block to the south (refer to attached conceptual map).

3. The property is a non-performing or under-performing asset and value can be generated by its sale.

The property is presently not generating any tax value. If donated to the Church, the subject parcel may qualify for exempt status as a property of a religious institution and would therefore not generate tax value.

4. Economic development opportunities can be generated by selling the property.

As mentioned above, given the redevelopment potential of the block where the subject site is located, the City must be strategic when considering whether and for what purpose to sell lots within this one-block area.

5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non income generating property or one that doesn't provide a public benefit.

The sale of this lot as requested would eliminate the City's obligation to maintain the site by mowing the grass and keeping it weed free.

6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.

The future land use map in the Comprehensive Plan identifies this lot for Mixed Residential which is intended for a variety of residential units focused on multi-family housing (3+ unit buildings). Single-family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), and small public and institutional uses (such as parks, schools, churches, and stormwater facilities) may also be located within lands mapped in this category.

The New Old Chicago Redevelopment Plan identifies this area for new residential development. The plan states that 10th Street, between 5th and 7th Avenues, should be completely redeveloped into a new residential neighborhood with the Second Baptist Church serving as an anchor. Single-family or duplex homes with neighborhood-friendly architecture, including front porches and rear garages, are recommended.

A parking lot in and of itself would not be in compliance with either plan; however, as it would be associated with a church, it could be argued that it is an institutional use and would therefore align with the Mixed Residential land use category in the Comprehensive Plan.



10th Street (5th to 7th Avenues)
Source: New Old Chicago
Redevelopment Plan

7. The sale of the property will result in returning the property to the tax rolls.

As mentioned above, the property would likely become tax exempt if ownership were transferred to the Church and therefore it would not be returned to the tax rolls.

RECOMMENDATION:

That City Council approve donation of the lot to 2nd Baptist Church contingent on the following:

1. Submission and approval of a site plan for the parking lot and;
2. Submission and approval of a landscaping plan for the parking lot;

And that 2nd Baptist Church be allowed to begin work on the parking lot at their risk while the property transfer is pending and refer to the City Attorney for an ordinance.

Submitted by: Ryan Berger, Interim Planning and Redevelopment Administrator
Thomas G. Ayers, Interim Community & Economic Development Director

Approved by: Randall Tweet, Interim City Manager

Location Map

