

**Memorandum
Community Economic Development Department**



To: Randall Tweet, Interim City Manager
Subject: Property Purchase Inquiry
Date: November 7th, 2016

Applicant Information

Name/Address: Duane Tschappat / 1125 18th Avenue

Proposed Use: Side yard extension

City Property Information:

Address: 1121 18th Avenue

Lot Size: 3,472 Square Feet

Zoning: R-3

Background:

The City received an application from Duane Tschappat for the purchase of 1121 18th Avenue. The lot was acquired by the City in the 2014 County annual tax sale for the amount of \$843. A house was demolished on the property for about \$22,000.

Duane would like to purchase the lot to extent the side yard. He has suggested a purchase price of \$500.

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.

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.

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

A larger yard may make the 3 bedroom house more desirable to tenants since there is currently not a yard.

- 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 building of a single family property on the lot would comply the most with the Comprehensive Plan and other relevant plans.

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

The property will not return on the tax rolls however the assessed value of 1125 18th may increase.

Using the *Guidelines for the Disposition of City-Owned Real Estate*, staff considers the following information to determine whether or not the applicant is eligible to purchase surplus City-owned real estate.

- 1. The applicant must present a reasonable and appropriate proposal for use of the property.**

Yes.

- 2. The applicant must present documentation proving they have the financial ability to purchase and maintain the property, and financial ability to complete their proposed project. Failure to provide proof of adequate financing may be used as an immediate denial of a sale.**

The applicant has not yet provided documentation (nor have they been asked to do so) for the purchasing of the lot.

- 3. The applicant is not delinquent on their property taxes (if applicable) and has no outstanding special assessments.**

There are no delinquent property taxes owed to the County Treasurer for any of the properties owned by the applicant.

- 4. The applicant is in good standing with the City of Rock Island, with no outstanding zoning, health, nuisance, building, or other municipal code violations on any properties owned in the City of Rock Island within the past 5 years.**

There are currently no outstanding code violations against the applicant.

- 5. The applicant has not owned property in the City any time within the past 5 years that the City has acquired by means of property tax foreclosure.**

The applicant has not provided this information to the City.

RECOMMENDATION:

The City Council offer to sell the property and that City staff negotiate a sale price with the applicant and prepare a purchase agreement for future City Council action.

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



Location Map
1125 18th Avenue

- Subject Property
- Parcels



City of Rock Island,
Community and Economic Development Department

Drawn By: K. Douglass

Date Created: October 2016

Aerial: Flown: April 2014

