
MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Acceptance of Deed – 18th Avenue and 1st Street

Date: June 1, 2011

City staff has been discussing property in the vicinity of 1st Street and 18th Avenue with the owners of Del's Metals (1605 1st Street) and their Attorney, Robert Alvine, and operators of Precision Manufacturing (1650 1st Street) to do the following:

- Vacate an unimproved segment of 1st Street public right-of-way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right-of-way (see attached map and surveys);
- Dedicate a 50 foot wide right-of-way that relates to the centerline of improved 1st Street;
- The City will split parcel RI-55-A-1 (identified as "City" on map) and transfer it to Del's Metals and Precision Manufacturing; and
- Establish a water main easement for an existing main that has never been in an easement.

During the course of investigating this opportunity to put the actual pavement of 1st Street into dedicated right-of-way and to clean up related property and easement issues, it was found that the parcel identified as "City" on the County plat sheets was NOT owned by the City, but was a residual parcel that had been part of a bank trust. At some point in the 1950's the County plat sheet noted this as a City owned parcel and this scrivener's error has persisted since. Once determining that the lot was not owned by the City, the City Attorney's office, in conjunction with Meridian Title Company, determined that US Bank represented the trust and had the authority to sign a deed transferring ownership to the City.

The City Attorney's office has secured a signed deed. In order for this process to move forward, the City Council must accept the real estate via an ordinance. The next step is for an ordinance to be prepared doing this. After that is accomplished, the remainder of the process to vacate unused right-of-way, dedicate the existing pavement of 1st Street, create a water main easement and transfer ownership of the City parcel to Del's and Precision (including obtaining title insurance) will take place.

Recommendation:

That the City Attorney be directed to draft an ordinance accepting title to parcel RI-55-A-1 from US Bank.

Submitted by: Alan M. Carmen, Planning and Redevelopment Administrator
Gregory S. Champagne, Community and Economic Development Director

Approved: John C. Phillips, City Manager



Prepared By:
 City of Rock Island,
 Community & Economic
 Development Dept.
 May 2011
 (Aerial Flown 2005)

Legend

-  Roads
-  Railroads
-  City Owned Parcel
-  Parcels



MILL STREET

Precision Holdings
 1650 1st Street

Precision Holdings

City of Rock Island

Del's Metals
 1600 Mill Street

Del's Metals

1ST STREET

IOWA INTERSTATE RAILROAD

18TH AVENUE

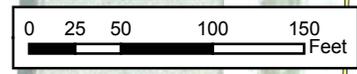
Note: The information presented is not survey accurate.



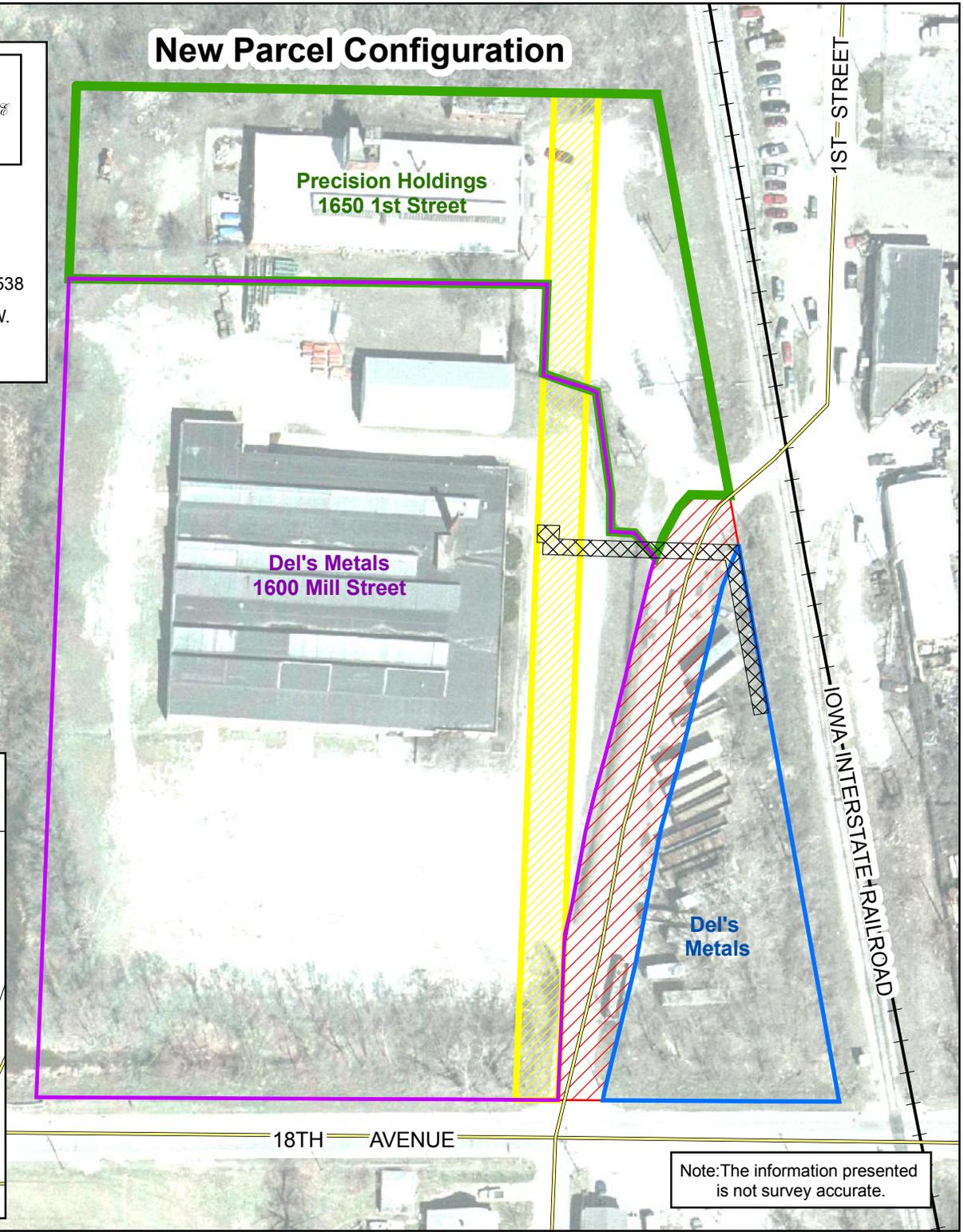
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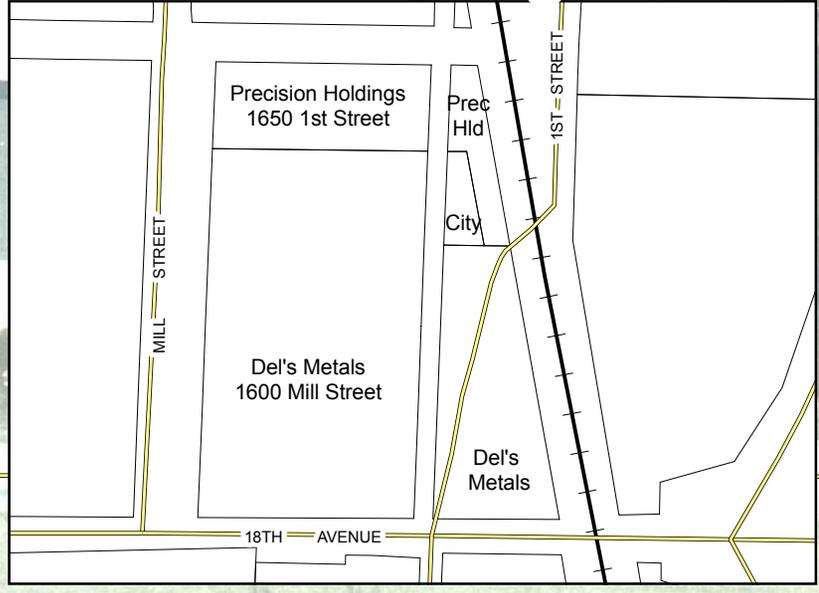
- Roads
- Railroads
- 10 Ft. Watermain Easement
- New Dels Metals - Parcel #094537
- New Del's Metals- Parcel #0955-A
- New Precision Holdings - Parcel #094538
- New Dedicated 50 Ft. 1st Street R.O.W.
- Vacated 1st Street R.O.W.

New Parcel Configuration



Current Parcel Configuration



Note: The information presented is not survey accurate.