

**MEMORANDUM**

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: John C. Phillips, City Manager**

**SUBJECT: Purchase of Tax Auction Properties**

**Date: 9/15/11**

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The annual Public Auction of Surplus Property in Rock Island County is scheduled on Tuesday, October 4, 2011. As in past years, the city has the opportunity to purchase properties prior to the sale.

Staff has selected the following list of 13 properties. The Inspections Department has determined four of the properties with structures to be beyond repair and should be demolished. Of the remaining nine properties, six are vacant lots and will be available for future infill projects. Ten of the 13 properties are located within the New/Old Chicago Neighborhood and support the future goals of the adopted plan. Two purchases will support the proposed expansion plans of adjoining businesses.

Total cost to acquire the auction properties is \$14,472.50, which includes recording and title fees. The cost per property is based on \$20.00 per frontage foot rate with a minimum cost of \$600.00.

Funding to support the auction purchases will come from the North 11<sup>th</sup> Street Tax Increment Financing (TIF3) District, and Gaming funds.

Accounts Chargeable: 203.312801.55301.0000000 (TIF3) \$ 8,497.50  
207.312801.55301.0000000 (Gaming) \$ 5,975.00

**Recommendation:**

Council authorize the purchase of 13 tax auction properties for a total of \$14,472.50, authorize the City Manager to execute the contract documents and refer to the City Attorney for an ordinance.

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**SUBMITTED BY:** Mary Chappell, Land & Development Programs Coordinator  
Greg Champagne, Community and Economic Development Director

## 2011 Tax Auction Purchases

Tentative – As of 9/15/11

Parcel #	Address	Tax Payer #	Lot Size	Price	Reason for Purchase
09 1987	421 11 <sup>th</sup> St.	091201000	60' x 160' = 9,600 sq. ft.	\$1,200.00 + \$42.50 = \$1,242.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 203
09 1991	1115 5 <sup>th</sup> Ave.	091201400	120' x 160' = 19,200 sq. ft.	\$2,400 + \$42.50 = \$2,442.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 203
09 2148	603 5 <sup>th</sup> St.	091281800	57' x 115' = 6,555 sq. ft.	\$1,140 + \$42.50 = \$1,182.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 203
09 2295-1	806 7 <sup>th</sup> Ave.	091370350	48' x 75' = 3,600 sq. ft.	\$960.00 + \$42.50 = \$1,002.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 203
09 2928	930 10 <sup>th</sup> Ave.	091710100	55' x 120' = 6,600 sq. ft.	\$1,100.00 + \$42.50 = \$1,142.50	Blight removal to support New/Old Chicago Neighborhood Plan. Structure is beyond rehab, will be demolished. F 203
09 5068	1138 2 <sup>nd</sup> Ave.	092850300	22' x 190' = 4,180 sq. ft.	\$600.00 + \$42.50 = \$642.50	Vacant Lot. Purchase supports proposed expansion of adjacent businesses. Will be reimbursed. Fund 203
09 2225	1007 7 <sup>th</sup> Ave.	091281800	40' x 128' = 5,120 sq. ft.	\$800.00 + \$42.50 = \$842.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 203
09 1911	423 6 <sup>th</sup> St.	091160900	33' x 115' = 3,795 sq. ft.	\$660.00 + \$42.50 = \$702.50	Vacant Lot. Purchase supports New/Old Chicago Neighborhood Plan and future infill project. Fund 207
09 2175	603 7 <sup>th</sup> St.	091300500	64' x 115' = 7,360 sq. ft.	\$1,280.00 + \$42.50 = \$1,322.50	Blight removal to support New/Old Chicago Neighborhood Plan. Structure is beyond rehab, will be demolished. F 207
09 2829	916 7 <sup>th</sup> St.	091652200	60' x 117.50' = 7,050 sq. ft.	\$1,200.00 + \$42.50 = \$1,242.50	Blight removal to support New/Old Chicago Neighborhood Plan. Structure is beyond rehab, will be demolished. F 207
09 858	1040 16 <sup>th</sup> St.	090630300	40' x 115' = 4,600 sq. ft.	\$800.00 + \$42.50 = \$842.50	Purchase supports removal of blight and ongoing nuisance. Structure will be demolished. Fund 207
10 1415	612 18 <sup>th</sup> Ave.	101301100	39' x 126.9' IRR' = 4,949 ft.	\$780.00 + \$42.50 = \$822.50	Purchase supports removal of blight and ongoing nuisance. Structure will be demolished. Fund 207
09 2555	526 40 <sup>th</sup> St.	091501800	50' x 140' = sq. ft.	\$1,000.00 + \$42.50 = \$1,042.50	Purchase supports removal of blight and proposed expansion of adjacent business. Will be reimbursed. F-207
<b>Total: Properties 13</b>				<b>Total Cost \$14,472.50</b>	Total is based on preliminary numbers from Tax Agent. Auction is scheduled for October 4, 2011.

Residential properties are based on a \$20.00 per frontage foot rate. Minimum amount paid for any parcel is \$600.00. Recording fee of \$42.50 is also charged.

**Funding sources: Fund 203 - \$8,497.50 (North 11<sup>th</sup> St. TIF)**

**Fund 207 - \$5,975.00**