Council Communication

Department: Community Development CASE #OTB-19-025 Applicant: Stacey Gunter 1700 9th Avenue Council Bluffs, IA 51501	Resolution to Dispose No. _____	Public Hearing: 10/7/2019

Subject/Title

Request of Stacey Gunter to purchase the City-owned property legally described as the portion of Lot 3, Block 35, Everett's Addition lying Southeasterly of the Union Avenue Right-of-Way, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 812 S. 17th Street.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable-restrictions'. The applicant owns the property addressed as 1700 9th Avenue, which is directly South of the subject lot, and has requested to purchase the property to use as additional greenspace and to construct a garage in the future. The property has very limited building potential due to its configuration, however, based on I-2 District setback requirements a building up to 400 square feet could be constructed upon it. If the subject property were to be sold and combined with the Applicant's property there would be a significantly greater buildable area, as setback would be based upon the entirety of the premise. The last assessed value of this parcel was $6,736.00, though using the Street, Alley, and Public Ground Vacation fee schedules for non-buildable parcels, the value established for this parcel would be $435.00.

The applicant has offered $435.00 to purchase the parcel, and has submitted a $43.50 down payment. The applicant has requested that the remaining value of the property be forgiven using a forgivable mortgage. As is stated in the adopted Inventory and Disposal Policy for Surplus City Policy, any property that has been listed on the Disposal list for greater than 24 months is eligible for a forgivable mortgage. Because this property was only acquired by the City of Council Bluffs on March 24, 2015, approximately 4.5 years ago, it is eligible for a forgivable mortgage.

The following costs have been incurred on this property:

Permits and Inspections Division:	$ 9,940.00- Demolition
Permits and Inspections Division:	$ 150.00- Title Work
Permits and Inspections Division:	$ 140.00- Costs to Pottawattamie County
Permits and Inspections Division:	$ 500.00- Environmental Cleanup
Total	$10,730.00

Recommendation

The Community Development Department recommends disposing of the property described above to Stacey Gunter subject to the following conditions:

1. The purchase price shall be $435.00, with the remaining balance beyond the $43.50 down payment being forgiven after 2 years of satisfactory maintenance of the property.
2. The applicant shall have 60 days from the date of Council approval to close on the subject property.
3. The applicant must sign an agreement not to sell the property separately from the property they currently own to the South, legally described as Lots 5 and 6, Block 4, Fleming and Davis Addition.

Attachment A: Case map

Prepared By: Chris Meeks, Planner, Community Development Department