



Agenda Item:
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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 06/20/05
Agenda Item Type: Resolution

Communication No.: 05-363
Roll Call No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Resolution approving request for 2005 Tax Sale Certificate on vacant lot at 1339 Forest Avenue from Polk County Treasurer and authorization to solicit proposals for new construction on certificate assigned to the city.

SYNOPSIS—

An authorization for the City Manager to send an affidavit to the Polk County Treasurer requesting assignment of the 2005 tax sale certificate for the vacant lot at 1339 Forest Avenue. Upon receipt of the tax certificate, the Manager is authorized to conduct a solicitation for offers to build on the vacant lot.

FISCAL IMPACT—

If the lot is acquired through the tax certificate process, an additional Council action may be needed to forgive the demolition costs against this property. The personal judgment against the owner of the property at the time of demolition does not need to be waived.

RECOMMENDATION—

Approval

BACKGROUND—

At its June 6, 2005 meeting by Roll Call 05-1401, the City Council approved requesting the tax sale certificates on 14 buildable, vacant lots included in the 2005 Tax Certificate sale. Since that meeting, staff and the King Irving Neighborhood Association identified one additional vacant lot located at 1339 Forest that would be a good lot for redevelopment. The house at 1339 Forest was demolished in 2003 and demolition costs against the lot may need to be forgiven to make redevelopment costs feasible. However, the personal judgment levied against the owner of the property at the time of demolition can be kept. Total development costs may be less when acquired through the tax sale certificate process

than acquired through the open market and the agency acquiring the lot for redevelopment will be able to obtain clear title with a tax deed.

After receiving the certificates, the city will solicit offers for new construction proposals on 1339 Forest and the vacant lots on the June 6, 2005 City Council agenda. Assignment of the certificate to a for-profit or nonprofit developer will be based on proposals submitted and will require Council action. Each of the vacant lots requested is a lot of record and a single-family house can be built upon it. Current owners may redeem several of the lots because of the small amount of taxes owed.