

RESOLUTION NO. 2020-02

PROPOSING TO DISPOSE OF REAL PROPERTY AND PUBLISHING A NOTICE OF PUBLIC HEARING

Tax ID #1902109004, legally described as follows: Lots 1 and 2, Block 8, Original, Hawarden (1918 City Hall)

WHEREAS, the City of Hawarden is the owner of the property legally described above; and,

WHEREAS, the City of Hawarden finds that the cost of the City ownership of this property exceeds its value to the City and

WHEREAS, the City has made numerous efforts since 2009 to market the property for private use without success, and,

WHEREAS, the City has an opportunity to sell the property to a private party who will invest funds to increase its value and will preserve its exterior for historical purposes, and,

WHEREAS, the disposition of such property is in the best interest of the City and citizens of Hawarden for the purpose of preserving a building of architectural and historical significance to the City while reducing maintenance expenses, reducing liability exposure, improving an existing business in expanding services and generating property tax; and,

WHEREAS, The City Council proposes to dispose of the property by sale to Jared Vlotho on the following terms and conditions:

1. The property will be sold AS IS by Quit Claim deed.
2. The environmental condition of the site is unknown.
3. The property will be sold for \$25,000.00.
4. City shall pay for the costs of creating an abstract.
5. Purchaser shall pay for costs of publication and costs of recording of proof of compliance with City sale procedures and the deed.
5. City shall retain any existing easements on, under and over the property for utilities
6. Prior to advertising this proposed sale, Purchaser shall enter into a purchase agreement with the City providing for Purchaser to invest a minimum of \$100,000.00 of materials and third party labor in improvements to the building within 18 months of delivery of a deed and at time of delivery of the deed shall place restrictive covenants on the building to preserve its exterior and grant the City a first right of refusal. The purchase agreement, covenant agreement and first right of refusal in the forms that have been presented to the Council are hereby approved.

NOW, THEREFORE, BE IN RESOLVED by the City Council of Hawarden, Iowa that:

1. The Council desires to dispose of the property described herein according

to the terms above.

2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on the 26th day of February, 2020 at 5:30 p.m. or soon thereafter, in the City Council Chambers, second floor of the Hawarden Community Center, at 1150 Central Avenue.

3. Pursuant to Iowa Code 364.7 the City Administrator/City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal proposal.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 22 day of Jan, 2020.

Ricard R. Porter
Ricard R. Porter, Mayor

ATTEST:

Michael DeBruin
Michael DeBruin, City Administrator/Clerk