

RESOLUTION NO. 2020-10

AUTHORIZING THE FINAL DISPOSITION OF REAL ESTATE

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.

WHEREAS, a notice was published in the Hawarden Independent/Ireton Examiner, a weekly newspaper published in Hawarden, Iowa not less than four or more than twenty days prior to the hearing date, proof of said publication having been made by affidavit of the publisher in accordance with the Code of Iowa; and,

WHEREAS, at the public hearing held on February 26, 2020 at 5:30 p.m. or shortly thereafter in the Hawarden City Council Chambers, the matter being considered and there being no objections, written or oral, to the sale of said property, it is the judgment of the City Council that it is in the best interest of the City and all parties concerned, that the disposition proposal drafted, advertised, heard, and discussed be adopted and that the conveyance and title for the property be transferred.

NOW, THEREFORE, BE IN RESOLVED by the City Council of Hawarden, Iowa that they hereby approve the sale proposal presented to sell the above described property. The Mayor and City Administrator are hereby authorized to execute and deliver any necessary documents and necessary to follow through with the approved sale and any previous acts by them for the purposes of transferring the property to the purchaser are hereby ratified.

All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of said conflict.

PASSED AND APPROVED this 26th day of February, 2020.

Richard R. Porter
Richard R. Porter, Mayor

ATTEST:

Michael De Bruin
Michael De Bruin, City Administrator/Clerk