



# CITY OF PANORAMA PARK

## RESOLUTION 2022-03

### FEBRUARY 8, 2022

RESOLUTION OF PANORAMA PARK, IOWA ACCEPTING AND APPROVING TO OFFER SURPLUS REAL PROPERTY, SCOTT COUNTY PARCEL I.D. 841349201, AND INFORMALLY KNOWN AS 105 SECOND STREET FOR SALE BY SEALED BID.

**WHEREAS**, The City of Panorama Park, Iowa is the owner of the property legally described as: Lot 1 in Auditor's Plat of Jefferies' Subdivision of Lots 32, 33, 34, and 35, of Auditor's Plat of PANORAMA PARK, a subdivision of part of the Southeast Quarter (SE ¼) of Section 14, and the Southwest Quarter (SW ¼) of Section 13, and of the Northwest Quarter (NW ¼) of Section 24, all in Township 78 North, Range 4 East of the 5th P.M., in Pleasant Valley Township, Scott County, Iowa, as said lot is shown and designated on the plat of said subdivision recorded in 82 Misc. Records, 212, in the Office of the Recorder of Scott County, Iowa; and,

**WHEREAS**, a public hearing concerning the disposition of the property was held on February 8, 2022; and,

**WHEREAS**, the City of Panorama Park finds that the City ownership of this property is of no use to the public and the disposition of such property is in the best interest of the City and citizens of Panorama Park for the purpose of reducing maintenance expenses, reducing liability exposure, and generating property tax; and,

**WHEREAS**, the City Council proposes to dispose of the property by sealed bid on the following terms and conditions:

1. The property will be sold AS IS by warranty deed.
2. The environmental condition of the site is unknown.
3. Subject to any easements of record.
4. Potential bidders should be aware of the possibility the property is classified by one or more governmental agencies as being in a flood zone. Remedial action may be needed to change the grade of the property or to remove that flood zone classification. Prospective buyers must perform their own investigation as to the condition and classification of the property.
5. A qualified bidder means a bidder who demonstrates the financial means or ability to purchase the property within 90 days, to plan for construction to applicable codes, and then to construct a single family residential property with a value of at least \$150,000.00 with governmental permitted occupancy within two (2) years of the purchase of the land.
6. The highest qualified bidder is required to submit a formal written offer to purchase real estate to the city using a form of offer to purchase accepted by the Scott County Bar Association or the Board of Realtors. You may contact the City for one example of an accepted form for an offer to purchase. Other forms are allowed.
7. The City Council shall reject bids of less than \$20,000.00 and reserves the right to reject any and all bids.
8. Bids must be received no later than 4:00 p.m. March 7, 2022 at Brooks Law Firm, 3425 E. Locust Street, Suite 201, Davenport, IA 52803.
9. The City Council shall make a final determination on the proposal following a public hearing, which shall be held on the 8th day of March, 2022 at 6:30 p.m. or soon thereafter, in the Panorama Park City Hall, at 120 Short Street.
10. The City Council will then consider the qualifications of the highest bidder and whether to accept the offer to purchase at the April 12, 2022 council meeting.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Panorama Park, Iowa, that:

1. The Council desires to dispose of the property described herein according to the terms above.
2. Pursuant to Iowa Code 364.7 and 362.3, the City Clerk or Mayor is hereby directed to post the notice of the public hearing with the correct legal description and the proposed property disposal proposal.
3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

C. Gilbert aye   T. Huber aye   S. Perry aye   S. Rice aye   D. Smith aye

ADOPTED BY THE COUNCIL AND APPROVED THIS 8TH DAY OF FEBRUARY, 2022.

  
\_\_\_\_\_  
Ronald D. Rice, Mayor

I, the undersigned, being duly appointed, qualified and acting City Attorney of Panorama Park, hereby certify that the foregoing Resolution No. 2022-03 is a true, correct and accurate copy as duly and lawfully passed and adopted by the governing body of the City of Panorama Park on the 8th day of February, 2022.

  
\_\_\_\_\_  
Jeffrey McDaniel, City Attorney

