



City of Grand Island

Tuesday, February 23, 2010

Council Session

Item F1

**#9249 - Consideration of Conveyance of Properties at 424 N.
Waldo Street, 503 W. Louise Street, and 809 W. Charles Street**

Staff Contact: Joni Kuzma

Council Agenda Memo

From: Joni Kuzma, Community Development Administrator

Meeting: February 23, 2010

Subject: Consideration of Conveyance of Properties at 424 N. Waldo Street, 503 W. Louise Street, and 809 W. Charles Street

Item #'s: F-1

Presenter(s): Joni Kuzma, Community Development Administrator

Background

The City purchased the structures and properties at 424 N. Waldo Street, 503 W. Louise Street, and 809 W. Charles Street on February 9, 2010 for as a part of the Neighborhood Stabilization Program (NSP) using Community Development Block Grant funds. All structures on the property are to be demolished and the lot redeveloped into new single-family homes for sale to a low-to-middle income first-time homebuyer. The Housing Development Corporation, in compliance with the contract between the City and the Nebraska Department of Economic Development, previously approved, will build a new single-family home according to NSP and City regulations. A Housing Development Agreement between the City and the Housing Development Corporation was approved by Council on December 15, 2009.

Discussion

Nebraska law requires Council to approve the conveyance of properties at 424 N. Waldo Street, 503 W. Louise Street, and 809 W. Charles St. to the Housing Development Corporation by ordinance subject to remonstrance and demolition. After the ordinance is passed it must be published for three consecutive weeks in the Grand Island Independent. The terms of the conveyance are contained in the housing development agreement which is incorporated by reference into the ordinance

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to adopt the ordinance to convey the property.
2. Postpone the issue to a future date.
3. Take no action on the issue and retain the property.

Recommendation

City Administration recommends that the Council move to convey the property to the Housing Development Corporation and begin the 30 day remonstrance period.

Sample Motion

Move to approve the ordinance to convey the property to the Housing Development Corporation and begin the 30 day remonstrance period

ORDINANCE NO. 9249

An ordinance directing and authorizing the sale of real estate to the Housing Development Corporation; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The City of Grand Island, Nebraska, will convey to the HOUSING DEVELOPMENT CORPORATION, the following tracts of land legally described as:

1. Lots One Hundred Seventy-Six (176) and One Hundred Seventy-Seven (177), in Belmont, an Addition to the City of Grand Island, Hall County, Nebraska (424 N. Waldo Street)
2. Lot One (1), in Block Six (6), in Wiebe's Addition to the City of Grand Island, Hall County, Nebraska (503 W. Louise Street)
3. Lot Two (2), in Block Two (2), in Wiebe's Addition to the City of Grand Island, Hall County, Nebraska (809 W. Charles Street)

SECTION 2. In consideration for such conveyance the Grantee shall develop the property and abide by the terms of the Neighborhood Stabilization Program guidelines and the Housing Development Agreement between the City and the Housing Development Corporation. Conveyance of the real estate above described shall be by warranty deed.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

ORDINANCE NO. 9249 (Cont.)

SECTION 4. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent of the registered voters of the City of Grand Island voting at the last regular municipal election held in such City be filed with the City Council within thirty days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor shall make, execute and deliver to the Housing Development Corporation a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: February 23, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk