



City of Grand Island

Tuesday, March 23, 2010

Council Session

Item F5

**#9258 - Consideration of the Conveyance of 522 N. Beal Street and
2811 W. 4th Street**

Staff Contact: Joni Kuzma

Council Agenda Memo

From: Joni Kuzma, Community Development Administrator

Meeting: March 23, 2010

Subject: Consideration of Conveyance of Property at 522 N. Beal Street and 1128 W. 4th Street

Item #'s: F-5

Presenter(s): Joni Kuzma, Community Development Administrator

Background

The City purchased the structures and property at 522 N. Beal Street and 2811 W. 4th Street on April 13, 2010 as 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 and Habitat for Humanity, in compliance with the previously approved contract between the City and the Nebraska Department of Economic Development, will build new single-family homes according to NSP and City regulations. A Housing Development Agreement between the City and the Housing Development Corporation and the Grand Island Area Habitat for Humanity was approved by Council on December 15, 2009.

Discussion

Nebraska law requires Council to approve the conveyance of the property at 522 N. Beal Street to Habitat for Humanity and the property at 2811 W. 4th Street to the Housing Development Corporation by ordinance subject to remonstrance.. 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 adopt the ordinance to convey 522 N. Beal Street to Habitat for Humanity and 2811 W. 4th to the Housing Development Corporation and begin the 30 day remonstrance period.

ORDINANCE NO. 9258

An ordinance directing and authorizing the sale of real estate to the Housing Development Corporation and the Grand Island Area Habitat for Humanity; 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, a tract of land legally described as:

Lot Forty Two (42) and East Thirty Feet (30') of North One Hundred Thirty Feet (130') of vacated Hancock Street in West Heights Addition to the City of Grand Island, Hall County, Nebraska (2811 W. 4th)

and to the GRAND ISLAND AREA HABITAT FOR HUMANITY, a tract of land legally described as:

Lots One (1) and Two (2), Block Four (4), Evans Addition to the City of Grand Island, Hall County, Nebraska (522 N. Beal St.)

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. and the City and the Grand Island Area Habitat for Humanity. 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

ORDINANCE NO. 9258 (Cont.)

passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

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 and to the Grand Island Area Habitat for Humanity, a warranty deed for identified parcels of said real estate, and the execution of such deeds are 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: March 23, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk