



Legislation Details (With Text)

**File #:** ID 19-0713    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Passed  
**File created:** 10/10/2019    **In control:** City Council  
**On agenda:** 11/19/2019    **Final action:** 11/19/2019  
**Title:** Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 3935 Eastland Avenue to American Property Services, Co. in the Amount of \$9,000

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Sitemap 1548 (3935 Eastland Ave).pdf, 2. Vicinity 1548 (3935 Eastland Ave).pdf, 3. Sec of State American Property Services Co..pdf, 4. 19-0713 RES American Property Serv Co

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Council	adopt	Pass

Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 3935 Eastland Avenue to American Property Services, Co. in the Amount of \$9,000

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation

Department: Engineering & Inspections  
Council District: 1

Public Hearing: N/A  
Advertising Date/By: N/A

Contact 1: Kenney McDowell, 373-2302  
Contact 2: Ted Kallam, 373-2302

**PURPOSE:**

The Property Management Section of the Engineering and Inspections Department is in the process of selling surplus land consisting of a residential lot located at 3935 Eastland Avenue parcel #0079425. Council approval is requested to proceed with the sale of the property to the highest bidder.

**BACKGROUND:**

Property Management has advertised this property since September 14, 2015. The highest bid from American Property Services, Co. was accepted in accordance with Section 4:122 of the City Code of Ordinances, "Sale of real property by advertisement for bid". The property was recently valued by Lynn Ritchy, an independent appraiser, at \$10,000. The highest and final bid of \$9,000 was accepted and advertised in the News & Record with a 10 day upset period. This upset period has expired with no further bids.

The property was acquired by a commissioner's deed through the foreclosure process. It has been determined that there is no municipal need for the property. The total area of the lot is 29,831 Sq. Ft. (.68 acres). The

property is zoned R-5, Residential Single-family 5.

The accepted sales price surpasses the Department's policy requiring that the sales price be at least 90% of the appraised value of properties.

**BUDGET IMPACT:**

The proceeds from the sale of this property will be credited to the Foreclosure Accounts Receivable Account #101-0000-00.0400 of the General Fund. Once all costs related to advertising, property transfer fees, and maintenance are paid, any net remaining amount will be recorded as revenue from the sale of the property.

**RECOMMENDATION / ACTION REQUESTED:**

The Property Management Section of the Engineering and Inspections Department recommends that City Council approve and authorize the sale of surplus property located at 3935 Eastland Avenue.