



Legislation Details (With Text)

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File created: 7/26/2018 **In control:** City Council
On agenda: 8/21/2018 **Final action:** 8/21/2018
Title: Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 4502 Sellers Avenue to The HEN Group, LLC

Sponsors:

Indexes:

Code sections:

Attachments: 1. Vicinity 1471 (4502 Sellers Ave).pdf, 2. Sitemap 1471 (4502 Sellers Ave).pdf, 3. Sec. of State The HEN Group, LLC.pdf, 4. 18-0511 Resolution 4502 Sellers Avenue .pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------|--------|
| 8/21/2018 | 1 | City Council | adopt | Pass |

Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 4502 Sellers Avenue to The HEN Group, LLC

Department: Engineering & Inspections
Council District: 5

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

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PURPOSE:

The Property Management Section of the Engineering and Inspections Department is in the process of selling surplus land consisting of a residential multi-family lot located at 4502 Sellers Avenue, Parcel #0030055. It has been determined that there is no municipal need for the property. City Council approval is requested to proceed with the sale of the property to the highest bidder.

BACKGROUND:

Property Management has advertised this property since May 2, 2017. The highest bid from The HEN Group, LLC 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 \$128,000. The highest and final bid of \$115,200 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 205,167 Sq. Ft. (4.71 acres). The property is zoned RM-12, Residential Multi-family 12.

The accepted sales price surpasses the Department's policy requiring that 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 at 4502 Sellers Avenue.