



## City Council Communication

Meeting Date: February 6, 2023

Requested By: Development Services Department

### Item Title:

Discuss options for disposition of property located at 115 South M Street

### Explanation:

At the January 17<sup>th</sup> meeting, the city council approved a resolution waiving prior assessments against a vacant property located at 115 South M Street. Mahaska County also waived back taxes owed to help get the property back on the tax roles. City Attorney Dixon has stated the transfer to the city can happen within a matter of weeks.

The property measures approximately 136' x 123' (16,728 SF). It is zoned R-3 multiple family residential and is recommended for high density residential future land use in the Comprehensive Plan. The Plan also includes a conceptual drawing for infill development in this area with an apartment expansion, parking, and access from South M Street.

Possible options for the property identified at this time:

1. Hold the property for a future public need or city operations.
2. Advertise the property for sale and accept sealed bids. The minimum bid price is typically \$1,000 (\$500 for neighbors or nonprofits), or higher if desired.
3. Temporarily hold the property and evaluate as a [Homes for Iowa](#) affordable housing site, in conjunction with the chamber's housing committee.

The property's size and location limit its use for city operations. Staff supports options 3 or 2, and also retaining or dedicating a strip of property along the southern edge for future development access to South M Street.

### Budget Consideration:

Minimal expense in holding or advertising this property for sale.

### Attachments:

Comprehensive Plan excerpt (page 64)

Location map