



Planning, Community and Economic Development

PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES

Properties

- * City offers up individual lots to the general public
 - listed on website and advertising in paper AND/OR
 - listing with a realtor
- * City offers larger commercial developable properties through RFP process

Individual Application

- * The prospective buyer must detail what they are planning on doing with the property (owner occupied vs. rental)
- * Income eligibility requirement may be required based on the source of income the property was acquired with
- * Establish a time line for project to be approved
- * Owner would have 90 days to arrange financing and one year to complete project

Notes

- * Properties will be posted on line and/or listed for a 30 day time period before applications will be reviewed and decisions made. After 30 day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.
- * Not all properties will be sold to the highest bidder but to the best fit for the area the property is located in – owner occupied proposals will be given a higher priority
- * In the case of the adjoining property owner wishing to join the vacant lot to their existing property, the lot will be sold outright. The property value will be determined by the Assessor's Department.
- * The Economic Development Committee would accept/deny proposals and make recommendations to the Common Council for their final approval before sale can occur.

Financing

- * The approved applicant would obtain financing on their own. Once the house/project is complete and agreement satisfied, the city will forgive the price of the lot OR if income qualifications are required, a percentage of the lot will be forgiven over a number of years to meet the affordability requirement of federal funds. (A mortgage will be recorded – in second position after first mortgage holder.)
- * If project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under federal funding guidelines. Recommendations to Economic Development Committee will be part of the proposed packet when project is presented to committee.
- * Completion of project would be defined in the finance agreement and based according to each individual project
- * Appraisals pre- and post-project would be required
- * Owner must have a contribution to project (minimum requirements)
 - * If under 80% County Median Income (CMI) = \$2,500 own funds
 - * If over income limits = 5% (of total project) own funds

