

February 2, 2015

To: Mayor Bemrich and City Council  
From: David Fierke, City Manager  
Subject: Property Disposition  
Lots 3, 4 & 5, Block 28, Original Town of  
Fort Dodge, Iowa (fka 401 & 413 2<sup>nd</sup> Ave S)



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**ACTION:** Set Public Hearing for Monday, February 23, 2015

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**Brief History**

In September of 2010, the City acquired the above-referenced property and cleared the site for redevelopment. The Fort Dodge Family Credit Union Center, currently located at 215 Central Avenue, has expressed a desire to construct new facilities at this site.

**Analysis of Issue**

Disposing of this property would allow for a catalyst project to be constructed on the Crosstown Connector as well as alleviating the City from the maintenance of the property. It will also provide additional tax base to the City.

**Budget Impact**

Funds received from the sale of this property would be placed in the Economic Development Revolving Fund.

**Strategic Plan Impact**

Policy C.2.1: The important economic, tourism, and community image benefits of attractive major travel corridors through the area shall be recognized. Such entryway corridors shall receive priority attention for improved appearance and development standards, including landscaping, signage, tree preservation, underground utilities, streetlights, and sidewalks.

Policy C.3.1: Primary entryway corridors into "Downtown Center" shall continue to receive priority for visual enhancements, employing special development standards, public investment, and community involvement to facilitate constructive change.

**Existing Plan Impact**

The disposal of this property is consistent with the Envision 2030 Plan.

**Subcommittee or Commission Review / Recommendation**

None

**Staff Conclusions / Recommendations**

Staff recommends setting a public hearing for Monday, February 23, 2015 to consider the disposition of this property.

**Alternatives**

The only alternative would be to not dispose of this property, which is not recommended.

**Implementation and Accountability**

If this resolution is approved, a public hearing will be held on February 23, 2015. Following public hearing, the Council will consider any redevelopment proposals received.

Signed

Approved



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Vickie L. Reeck  
Community Development Manager

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David R. Fierke  
City Manager

## NOTICE OF PUBLIC HEARING

The City of Fort Dodge, Iowa, is offering the following property for disposal:

Lots 3, 4 and 5, in Block 28, in the Original Town of Fort Dodge, Webster County, Iowa (fka 401 & 413 2<sup>nd</sup> Avenue South)

The City of Fort Dodge will hold a Public Hearing for consideration of said disposal at 6:00 p.m., on the 23<sup>rd</sup> day of February, 2015, in the City Council Chambers, Municipal Building, Fort Dodge, Iowa.

CITY OF FORT DODGE  
BY: JEFF NEMMERS  
CITY CLERK

Published in *The Messenger* this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION PROPOSING THE DISPOSAL OF AN INTEREST IN REAL ESTATE AND SETTING A HEARING DATE THEREON AND PRESCRIBING NOTICE.

WHEREAS, the City is proposing to dispose of the following described real estate parcel:

Lots 3, 4 and 5, in Block 28, in the Original Town of Fort Dodge, Webster County, Iowa (fka 401 & 413 2<sup>nd</sup> Avenue South)

and,

WHEREAS, the City has no use for said real estate except as hereinafter set out; and,

WHEREAS, it does appear that the highest and best use for this real estate is redevelopment by a source other than this Municipal Corporation.

NOW, THEREFORE, BE IT RESOLVED that said real estate be considered for disposal and that a Public Hearing on said consideration and disposal be hereby set for the 23<sup>rd</sup> day of February, 2015, at 6:00 p.m. in the City Council Chambers, Municipal Building, Fort Dodge, Iowa, and that Notice of said Hearing be published by the City Clerk as required by law.

PASSED AND APPROVED by the Fort Dodge City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
OTHER: \_\_\_\_\_

CITY OF FORT DODGE, IOWA

By: \_\_\_\_\_  
Matt Bemrich, Mayor

ATTEST:

\_\_\_\_\_  
Jeff Nemmers, City Clerk



2ND AVE S

S 4TH ST

S 5TH ST

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