

RESOLUTION # 07-14-25-01
ABATING TAXES ON A PARCEL OWNED BY MUSCATINE CENTER FOR SOCIAL ACTION

WHEREAS, the Muscatine Center for Social Action (MCSA) recently acquired Parcel #0835428011 in order to renovate the property to provide housing for the community; and

WHEREAS, the total amount of taxes, interest, and penalties is \$2,694.00; and

WHEREAS, the Board of Supervisors, pursuant to Section 445.16, Code of Iowa, has the authority to compromise or abate outstanding tax on County held certificates.

WHEREAS, at the City of Muscatine's request, the special assessment taxes for 2021, 2022 and 2023 were previously abated and

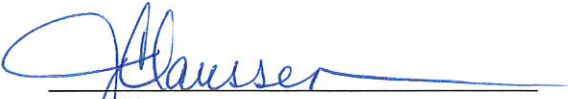
WHEREAS, since the parcel was not sold, the tax certificate was transferred to the County, taxes for 2019-2022 are now owed;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:


1. That the Treasurer is hereby directed to strike the amount due from the tax rolls.

PASSED AND APPROVED this 14th day of July, 2025.

ATTEST:



Jane Claussen
1st Deputy Auditor



Nathan Mather, Chairperson
Muscatine County Board of Supervisors



MUSCATINE

City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

May 29, 2025

Muscatine County Board of Supervisors
414 E 3rd St Ste 101
Muscatine IA 52761

Re: 615 Mulberry Ave
35-77-2W W1/3 N ½ S ½ Lot 8 & N ½ S ½ Lots 9 & 10 BLK 117
Parcel No. 0835428011
Tax Sale Certificate No. CH22005

Dear Muscatine County Board of Supervisors,

The City of Muscatine is asking for the Muscatine County Board of Supervisors to abate all of the special assessments for the property located at 615 Mulberry Ave. This property was abandoned for several years. The property's abandonment had necessitated ongoing maintenance by the City contractor to prevent it becoming a nuisance. This work includes mowing, litter removal, and snow clearing from adjacent sidewalks.

As authorized by State Code, the City has regularly assessed these unpaid nuisance abatement invoices against the property. This allows collection in the same manner as property taxes. Below is a breakdown of special assessments as a result of nuisance abatement services on this parcel.

Due to unpaid regular property taxes and special assessments for nuisance abatement, the property went to tax sale in 2022. However, there were no buyers at the sale and the County now holds the tax certificate.

The City of Muscatine has received a \$1.8 million grant from the State of Iowa for the revitalization of approximately 10 blocks located between Mulberry Avenue and Spring Street, north of 5th Street. This grant includes funding for, and a requirement to construct, a neighborhood park, within the revitalization area.

- **Partnership:** MCSA and the Community Foundation are undertaking other projects that support the revitalization of the area and enhance those being completed under the NRP program. These projects include MCSA building new units where derelict properties were demolished, rehabilitating other deteriorated properties, maintenance of the park grounds, and using cameras at the new MCSA facility for park oversight.
- **Community Asset:** MCSA is currently in the process of renovating the delapidated property to provide housing for the community

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" -- Mark Twain

As part of this project Muscatine Center for Social Action obtained the property in July of 2023.

The City of Muscatine is asking for the removal of the following special assessments on the property. We urge your favorable consideration of this request, as it presents an opportunity to address the challenges of this property, eliminate the use of public funds for on-going maintenance of the site, provide a quality homeownership opportunity, and create a positive outcome for our community.

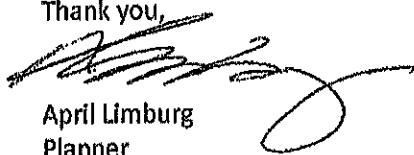
2022 Special 20211129 MUSA bill number 007055
2022 Special 20220505 MUSA bill number 007120
2022 Special 20220524 MUSA bill number 007205
2023 Special 20220823 MUSA bill number 007332
2023 Special 20220922 MUSA bill number 007380
2023 Special 20221027 MUSA bill number 007407
2023 Special 20230327 MUSA bill number 007598
2023 Special 20230426 MUSA bill number 007644
2023 Special 20230525 MUSA bill number 007692

As well as the following.

2021 Special bill number 006515
2021 Special bill number 006696
2021 Special bill number 006435
2021 Special bill number 006637
2021 Special bill number 006842
2021 Special bill number 006814
2021 Special bill number 006593

If you have any questions, please let me know.

Thank you,



April Limburg
Planner
City of Muscatine
215 Sycamore St
Muscatine, IA 52761



Muscatine County, IA - Treasurer
 414 E. 3rd St.
 Suite 102
 Muscatine, IA 52761
 (563) 263-6764

Tax Charge Information Sheet

Amount Due If Paid By: 08/01/2025

615 MULBERRY AVENUE LLC
 312 IOWA AVE
 MUSCATINE, IA 52761

Parcel Number: 0835428011
 Owner: 615 MULBERRY AVENUE LLC

Situs: 615 MULBERRY AVE
 Legal: 35-77-2W W 1/3 N 1/2 S 1/2 LOT 8 & N 1/2 S 1/2 LOTS 9 & 10 BLK 117

Taxes Due								
Year	Type	Bill Number	1st Half Tax	1st Half Interest	2nd Half Tax	2nd Half Interest	Additional Costs	Total Due
2019	Tax	208778	\$0.00	\$0.00	\$275.00	\$215.00	\$4.00	\$494.00
2020	Tax	235632	\$280.00	\$193.00	\$280.00	\$168.00	\$4.00	\$925.00
2021	Tax	262520	\$254.00	\$130.00	\$254.00	\$107.00	\$4.00	\$749.00
2022	Tax	289381	\$203.00	\$67.00	\$203.00	\$49.00	\$4.00	\$526.00
Total Taxes Due for Parcel Number 0835428011:			\$737.00	\$390.00	\$1,012.00	\$539.00	\$16.00	\$2,694.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:
 First Half Due: \$1,139.00
 Second Half Due: \$1,555.00
 Total Due: \$2,694.00

Grand Total Unpaid: **\$2,694.00**

1749 taxes
 945 interest/penalty

 2694