



## CITY COUNCIL AGENDA ITEM STAFF REPORT

---

<b>MEETING DATE:</b>	November 12, 2024
<b>TITLE:</b>	An Ordinance Authorizing the Mayor to Sign a Purchase Contract with the Madison County, as Trustee (412 Bell Street)
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	Travis Taylor, AICP, Community Development Director
<b>REQUESTED ACTION:</b>	Approval
<b>STRATEGIC PLAN GOALS:</b>	#1 Preserve and Improve Existing Neighborhoods
<b>ATTACHMENTS:</b>	Ordinance, Purchase Contract

---

### SUMMARY RECOMMENDATION

Staff recommends Council adopt an Ordinance authorizing the purchase of property at 412 Bell Street. Once under City ownership, the City will be better equipped to mitigate the attractive nuisance the vacant property creates.

### EXECUTIVE SUMMARY

The property of 412 Bell Street is approximately 4,200 square feet in size. Currently, a 1 story, 1,100 square foot, single family home constructed in 1942 is on the property.



City records show that the 412 Bell Street water account has been inactive since 2020. Since its vacancy, the property has gone without investment, eventually being abandoned, becoming an attractive nuisance causing issues for surrounding property owners. Due to the amount of unpaid property taxes, the Madison County Trustee obtained ownership of the property in 2024 and posted it for sale in September of 2024. With this Ordinance, the City is proposing the purchase of the property so the City may best mitigate the attractive nuisance. Pending purchase by the City, the demolition of the property is scheduled to be complete by the end of the year.

Once the structure has been removed, the City will evaluate the property and its potential future use.

**RECOMMENDATION**

Staff recommends Council adopt an Ordinance authorizing the purchase of property at 412 Bell Street. Once under City ownership, the City will be better equipped to mitigate the attractive nuisance the vacant property creates.