

RESOLUTION NO. 05-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO ESTABLISH A PROCESS FOR SETTING AND ADJUSTING MINIMUM BIDS IN THE AUCTION OF TAX LIEN FORECLOSED PROPERTY.

WHEREAS, the City of Mesquite as trustee for the other taxing entities is authorized to dispose of tax lien foreclosed properties per Title 1, Property Tax Code, §34.05; and

WHEREAS, the City of Mesquite has a large number of tax lien foreclosed properties awaiting disposition; and

WHEREAS, it is in the best interests of the City and the other taxing entities to get tax lien foreclosed properties back on the property tax rolls; and

WHEREAS, the City has elected to use an auction process to dispose of said properties; and

WHEREAS, the City of Mesquite recently placed two tax lien foreclosed properties for auction; and

WHEREAS, the minimum bids were set at 2014 Dallas County Appraisal District (DCAD) appraised values; and

WHEREAS, no bid was made on either property; and

WHEREAS, the City currently has no procedure for reduction of the minimum when a tax lien foreclosed property does not sell for the DCAD appraised value; and

WHEREAS, Staff recommended adoption of the following Dallas County guidelines in setting and reducing the minimum bid on tax lien foreclosed properties:

- Establishing the minimum bid as the current DCAD appraised value or total taxes, fees and liens owed, whichever is less; and
- Reducing the minimum bid by 25 percent if the property fails to attract a bid after 30 days, and rebidding the property for approximately 60 additional days; and
- Reducing the minimum bid by another 25 percent if the property fails to attract a bid after 60 additional days, and rebidding it for approximately 30 additional days; and
- Making further reductions on a case-by-case basis, provided that the property is not to be sold for less than the current DCAD appraised lot value.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That for the reasons set forth herein, the City Manager is hereby authorized to apply the guidelines established by Dallas County in setting and reducing the minimum bid amount in the auction of tax lien foreclosed property.

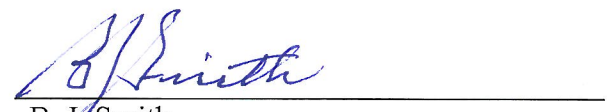
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd day of February, 2015.

  
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John Monaco  
Mayor

ATTEST:

  
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Sonja Land  
City Secretary

APPROVED:

  
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B. J. Smith  
City Attorney