

RESOLUTION NO. 08-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO SELL TAX FORECLOSED PROPERTY LOCATED AT 220 DARIEN STREET TO JON SCOTT WILLIAMS FOR A PURCHASE PRICE OF \$15,000.00 PLUS CLOSING COSTS AND POST-JUDGMENT TAXES; AND TO REQUEST CONSENT TO THE SALE FROM DALLAS COUNTY AND MESQUITE INDEPENDENT SCHOOL DISTRICT.

WHEREAS, the City of Mesquite, Mesquite Independent School District, and Dallas County ("the Parties"), seek to work together in intergovernmental cooperation to return tax delinquent unproductive properties back to productive use and back to producing tax revenue; and

WHEREAS, the Texas Tax Code permits the foreclosure of a tax lien and sale of the real property in order to collect delinquent taxes; and

WHEREAS, following the tax foreclosure sale, certain properties remain unsold and may be "struck off" to the City or one of the Parties; and

WHEREAS, the existence of many blighted, abandoned or vacant properties negatively impacts the tax revenues of local taxing units by annually adding to each taxing unit's delinquent tax rolls with little or no chance of ever recovering these assessments; and

WHEREAS, a rapid return of these properties to productivity would encourage revitalization of deteriorating neighborhoods, reduce governmental expenditures on these properties and provide an increased tax base that would thus enhance future tax revenues; and

WHEREAS, Texas Tax Code Section 34.05(i) allows the City to sell property at a private sale for an amount less than market value and the amount of judgments against the property with the consent of each affected taxing unit; and

WHEREAS, a resale of property under Texas Tax Code Section 34.05 (i) discharges and extinguishes all liens foreclosed by the judgment; and

WHEREAS, pursuant to Texas Tax Code Section 34.05(i), the City desires to obtain the consent of the other affected taxing units to the terms and conditions governing the City's resale of certain tax foreclosed properties for the purposes stated herein; and

WHEREAS, the City's goals to eliminate blight and deterioration in neighborhoods; to provide decent, safe, affordable housing; to increase the tax base; and to continue to support the production and preservation of affordable housing for families of low and moderate income.

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 sell tax foreclosed properties located at 220 Darien Street to Jon Scott Williams for a purchase price of \$15,000.00 plus closing costs and post-judgment taxes, and to request consent to the sale from Dallas County and Mesquite Independent School District.

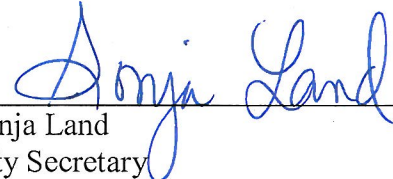
SECTION 2. That the buyer, Jon Scott Williams, is an honorably discharged Vietnam era veteran that has occupied the property since January 2005 that has secured a loan and is prepared to proceed with closing the sale.

SECTION 3. That any proceeds from the sale of each tax foreclosed property by the City shall be first paid to the City to reimburse its costs, if any, pursuant to Texas Tax Code Section 34.06(c). After retaining the amount authorized by this subsection, the proceeds of the sale, if any, shall be distributed pursuant to Texas Tax Code Sections 34.06(d) and (e).


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 16th 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