Item #_____

Prepared by:_____Gloria Kelly_____
Shelby County Land Bank

Approved by:_____
County Attorney

RESOLUTION APPROVING THE SALE OF FOURTEEN (14) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $65,000.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired FOURTEEN (14) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos**.** 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference**;** and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each**;** and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said FOURTEEN (14) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned FOURTEEN (14) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504**,** to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $65,000.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

_____
Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

_____
Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of FOURTEEN (14) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these FOURTEEN (14) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchases

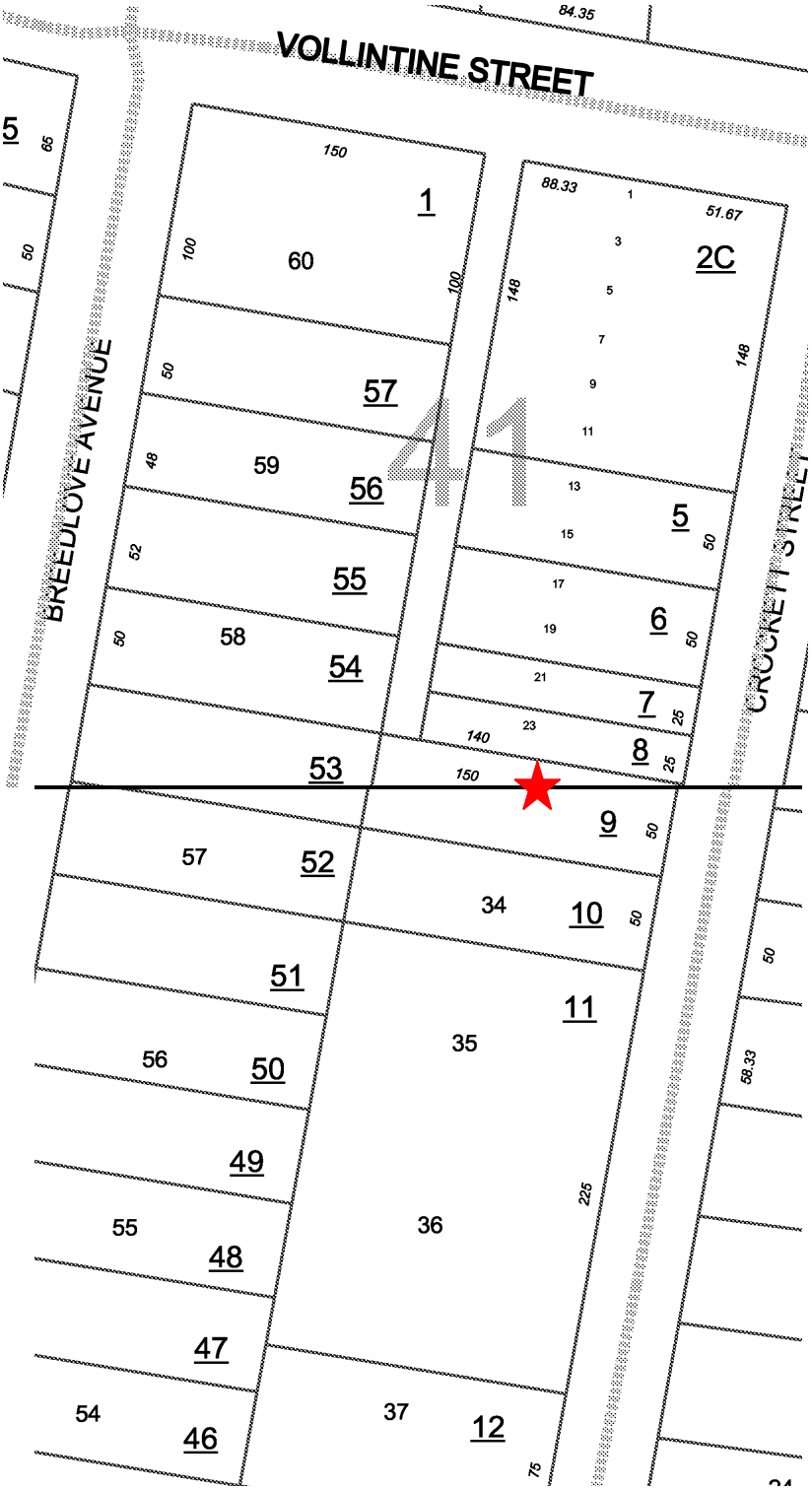
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1390	0503	02104100000090	925 Crockett St. 50' X 150'	R-D	$5,458.82	Kenneth Staples	$7,000.00 Duplex	$5,000.00	Investment
2419	0503	02504300000180	678 Regent St. 50' x 180'	RS-6	$3,943.05	Jervis Williams & Sedaria Williams	$2,500.00	$2,500.00	Expand Property Size
2819	0304	02604300000200	1104 Kerr Ave. 39' x 100'	R-D	$2,298.93	Belzoni Company, LLC	$3,000.00 House	$2,000.00	Investment
2632	0402	02703400000450	876 Pearce St. 50' x 200'	R-D	$11,613.95	Randall Swaney	$4,000.00 House	$4,000.00	Investment
3499	0502	02906000000230	2530 Carnes Ave. 39' x 106'	C-L	$9,694.69	Jonathan Chandler	$6,000.00 House	$5,000.00	Investment
3804	0504	03102600000050	1581 Waverly Ave. 50' x137'	RS-6	$25,491.87	Craten Armmer, Jr.	$2,500.00	$2,500.00	Investment
5796	0103	03104700000040	Roland 75'x160'	I-L	$4,021.11	TV6-W, LLC	$8,000.00	$8,000.00	Investment
4813	0504	03503000000070	1863 Swift St. 50' x 109'	RS-6	$5,205.92	Sarah Barnes	$2,500.00	$2,500.00	Investment
11271	0005	04201800000120	Chelsea Ave. 36' x 120	COMM	$4,021.11	Tommie Franklin	$2,500.00	$2,000.00	Expand Property Size
9203	0504	05012400000360	3240 HWY 61 S. 89' x 331'	C-H	$16,041.50	Memphis Property Management & Investors, Inc.	$17,000.00 Comm. Bldg.	$17,000.00	Investment
9793	0201	05816200000190	4214 E. Mallory 100' x 200'	RS-6	$15,246.60	Trustees Lord Chapel Non-Denominational Church	$5,000.00	$4,500.00	Church Property
10139	0403	06101700000110	843 Hamilton St. 40' x 100'	R-D	$3,558.13	Larry Humphreys & Peggy Humphreys	$1,800.00	$1,500.00	Expand Property Size
12050	0203	07202300000030	Whitney Ave. 55' X 153'	RS-6	$2,153.57	Jerry Young	$3,000.00	$3,000.00	Expand Property Size
14993	0503	07601400000070	3735 Mart Rd. 100' x 150'	I-L	$5,500.00	Alonzo R. Woods	$5,500.00 House	$5,500.00	Investment
			14 Properties			**Total**	**$65,000.00**		

Ward 21



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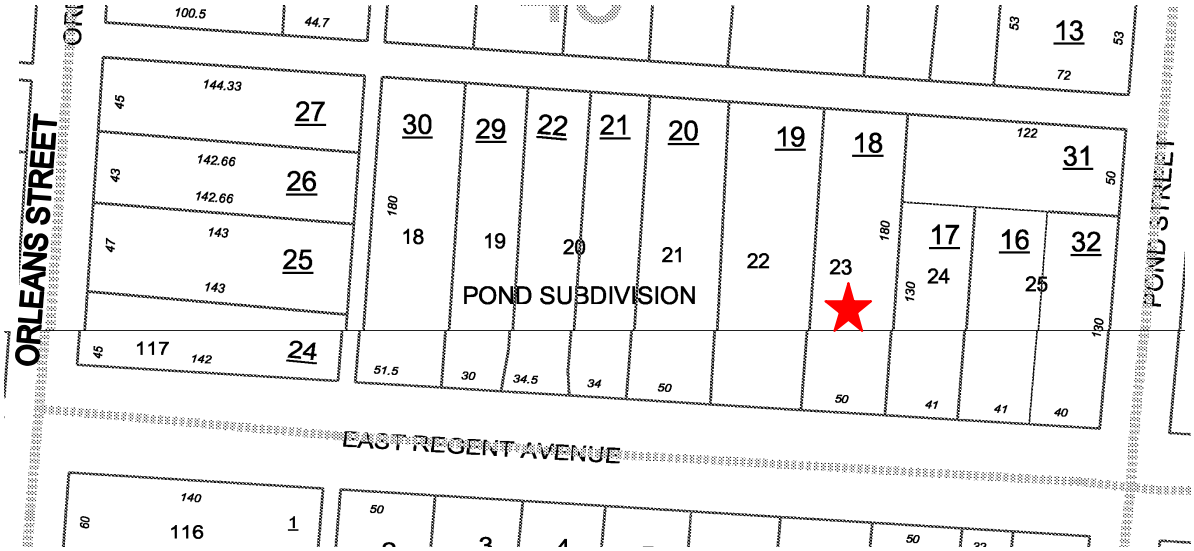

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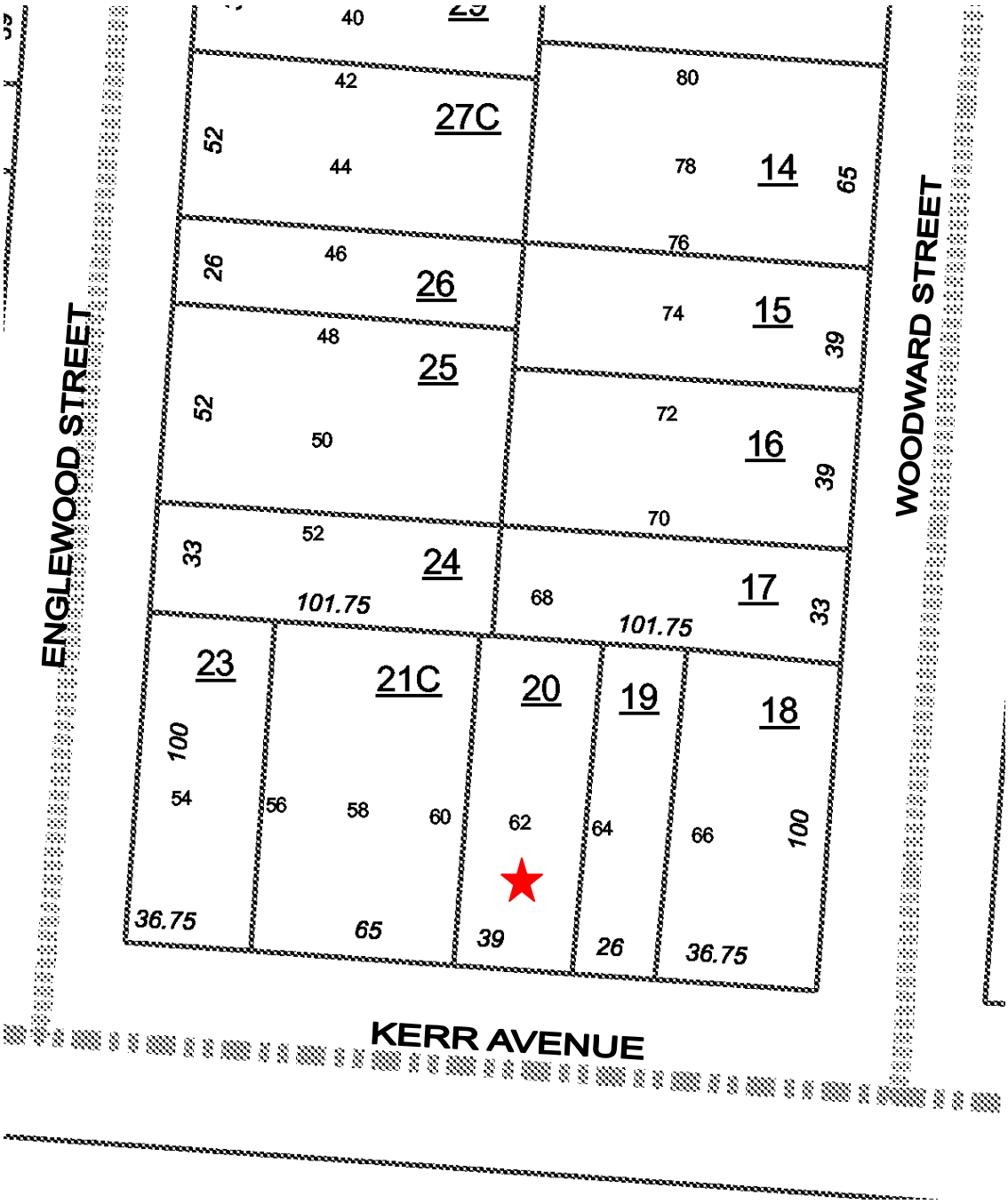

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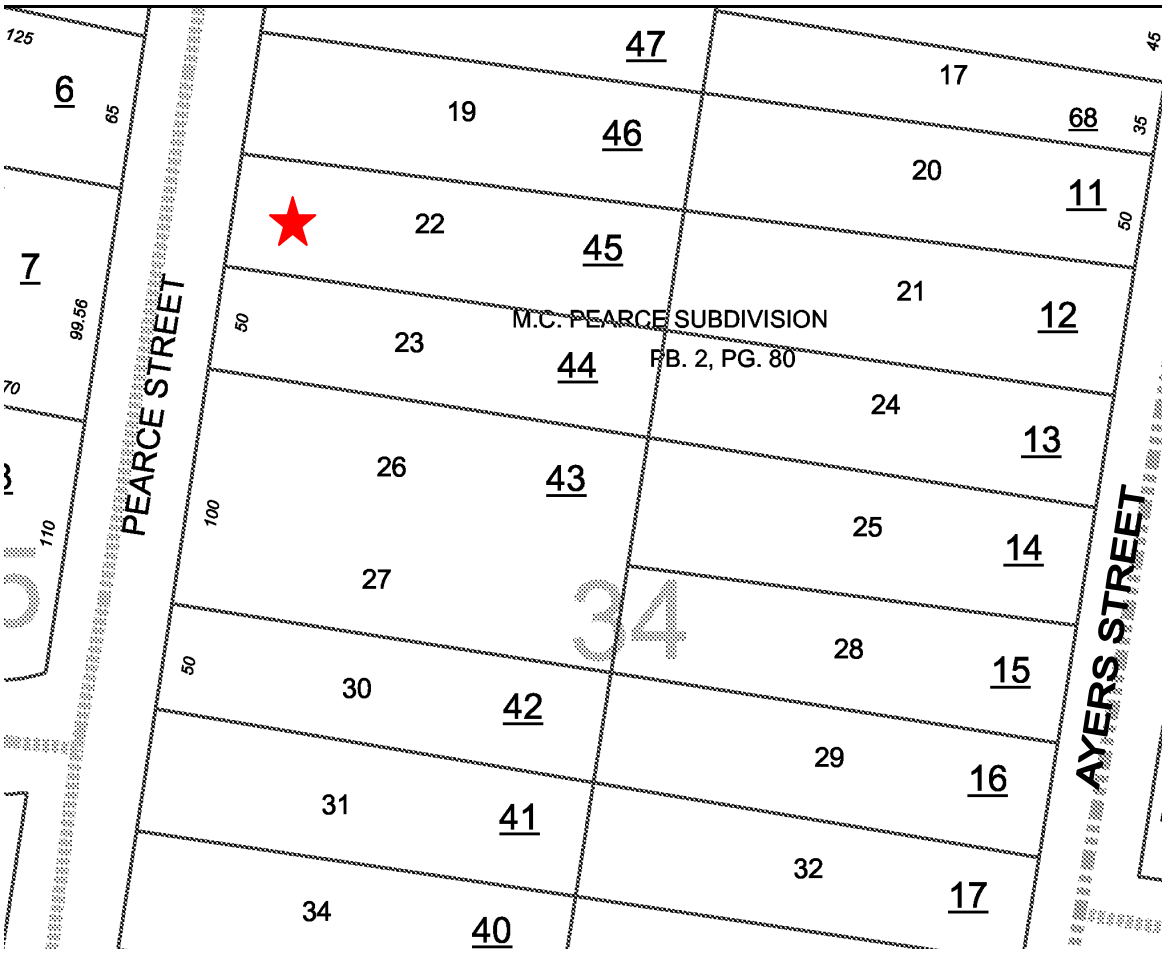

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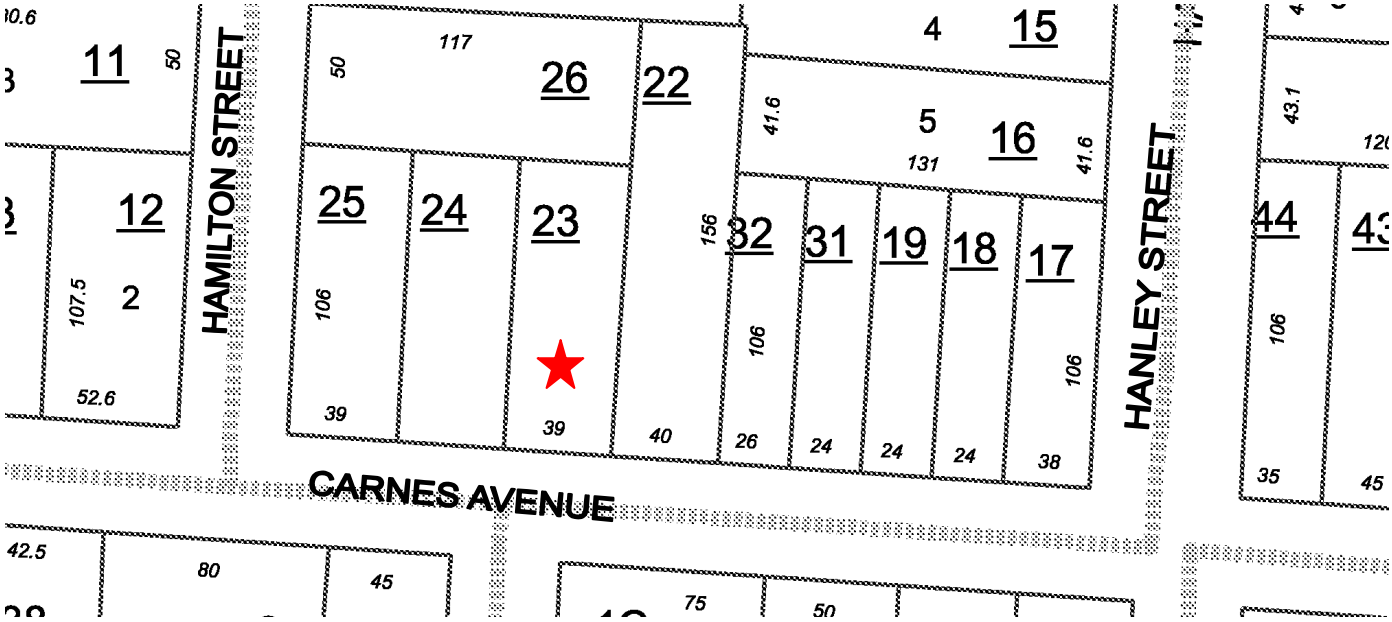

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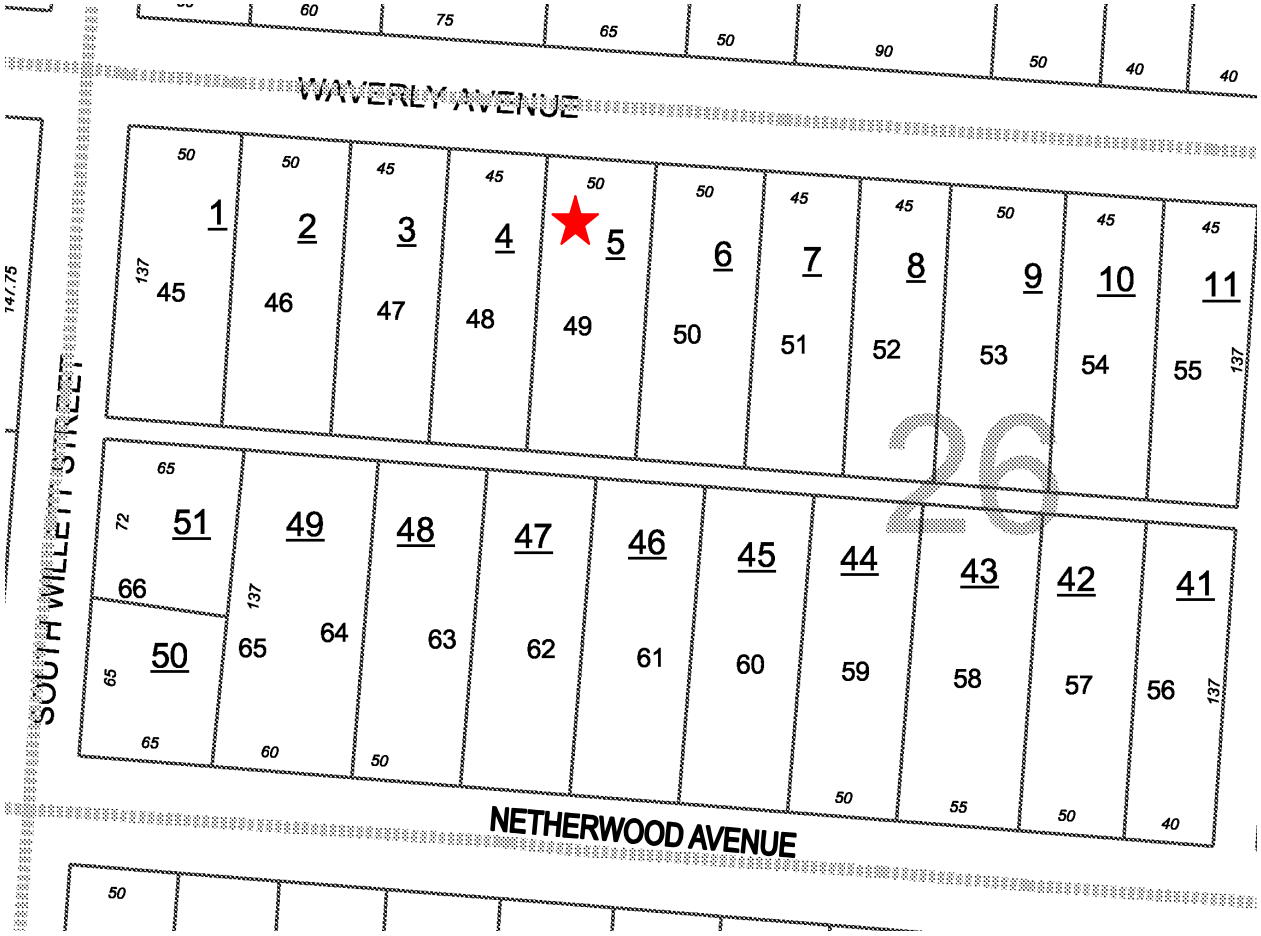

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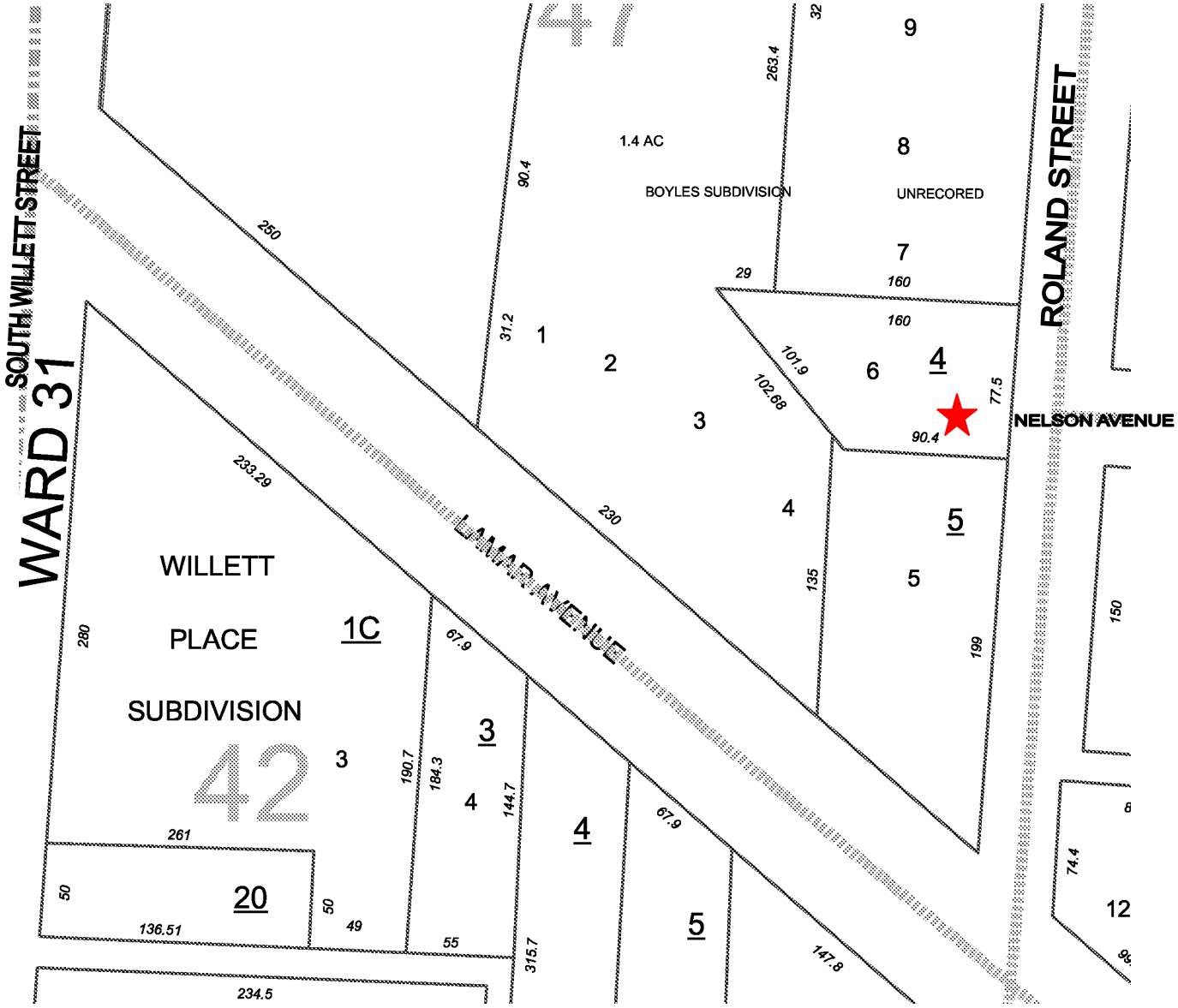

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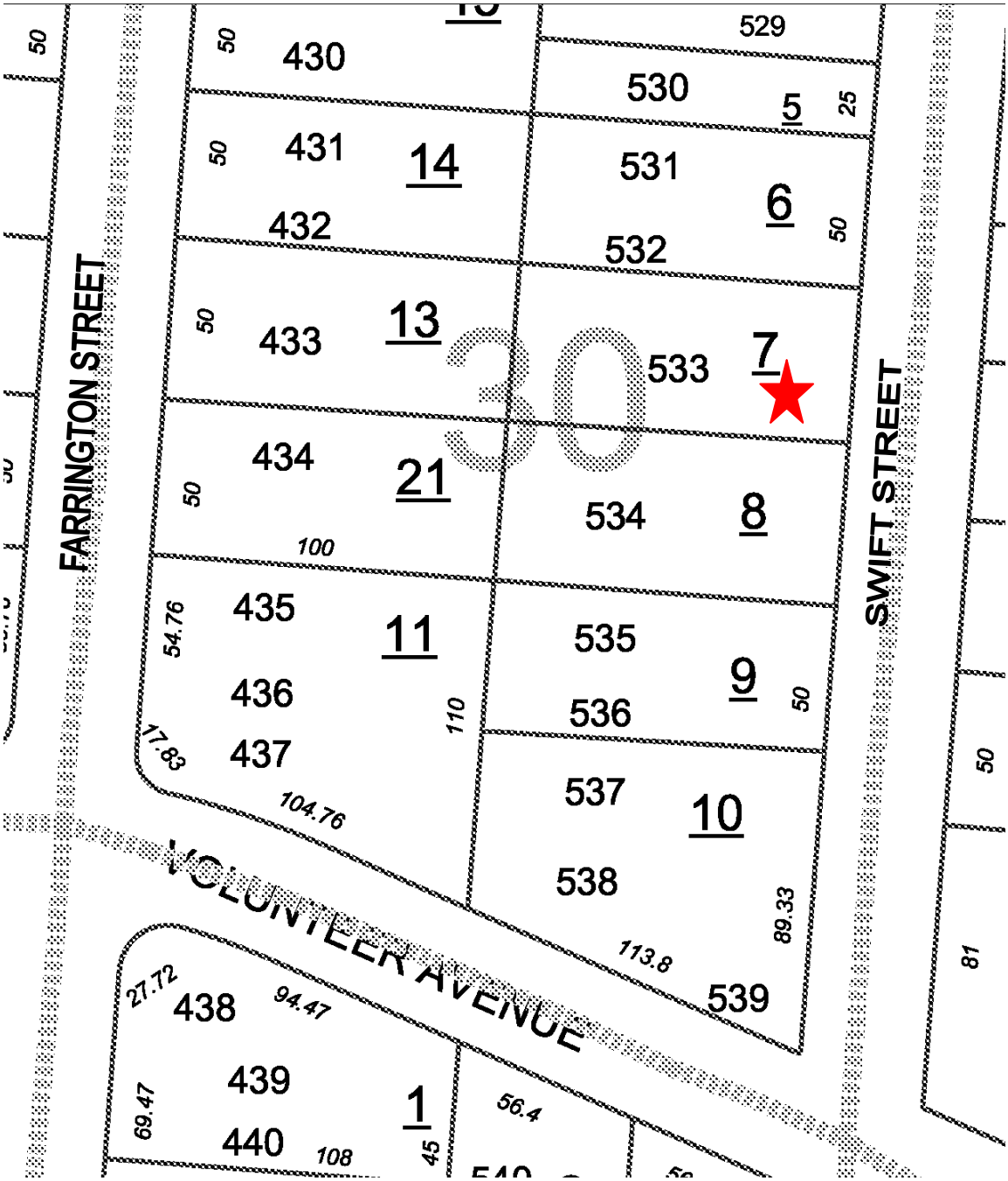

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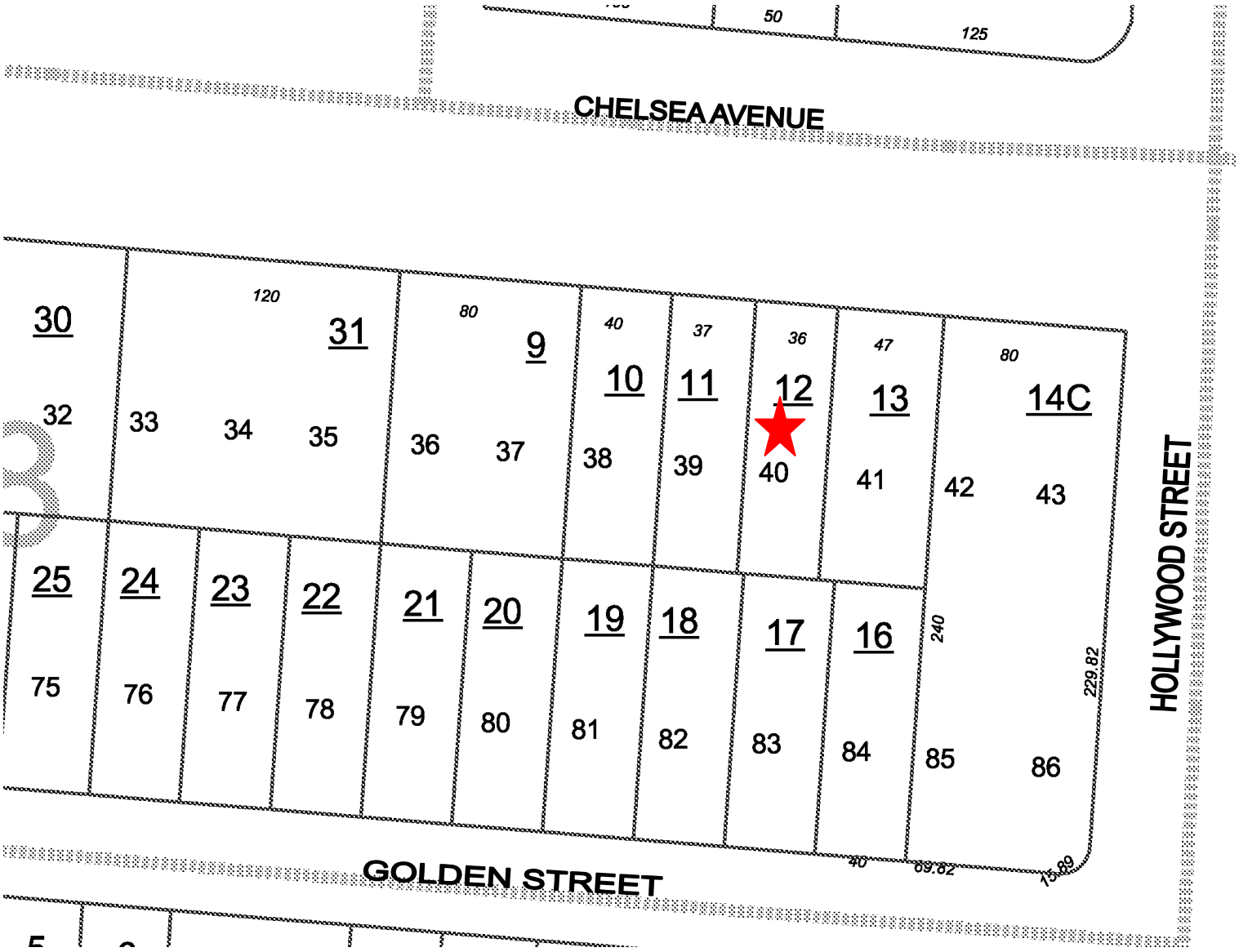

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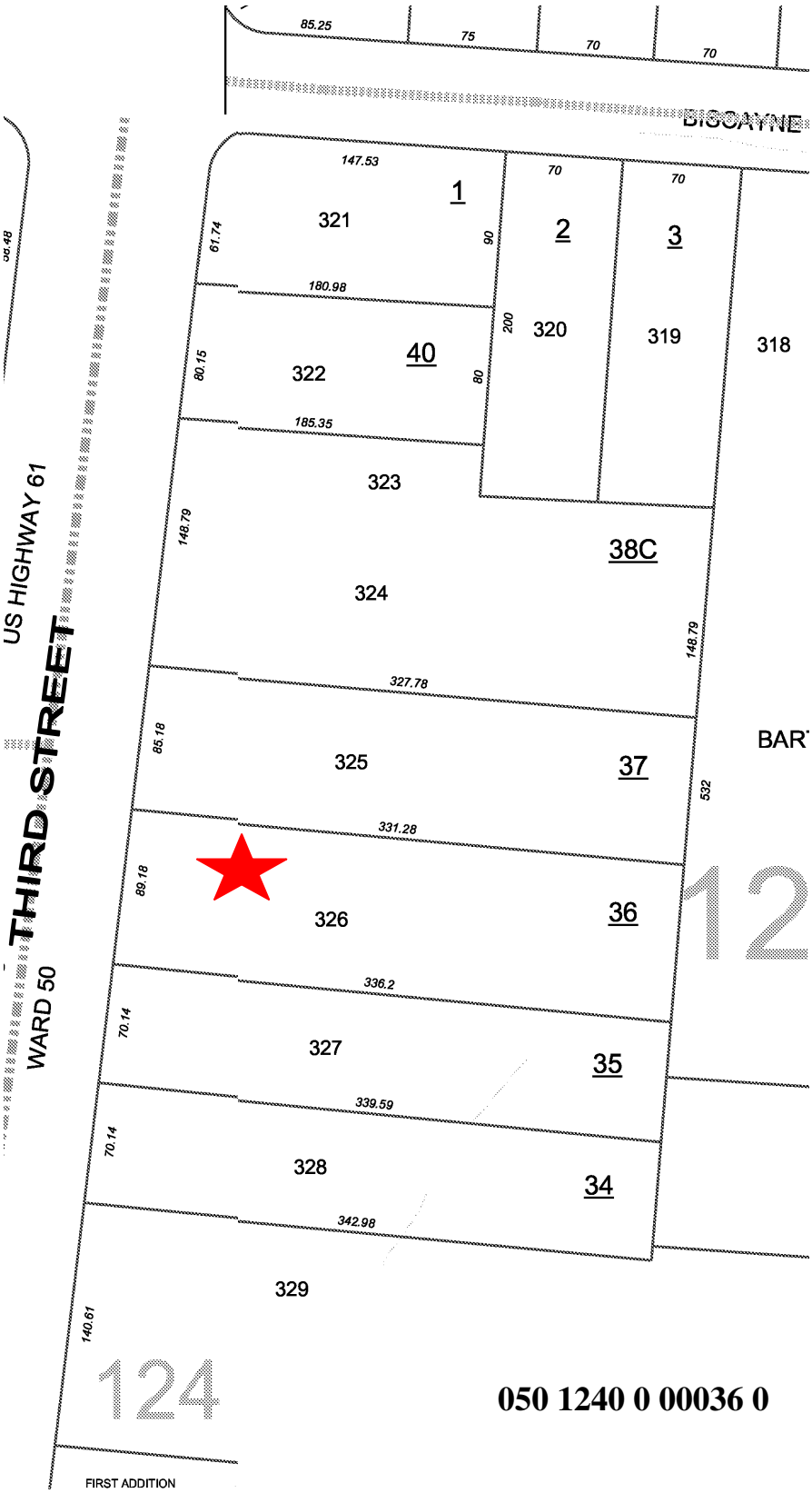

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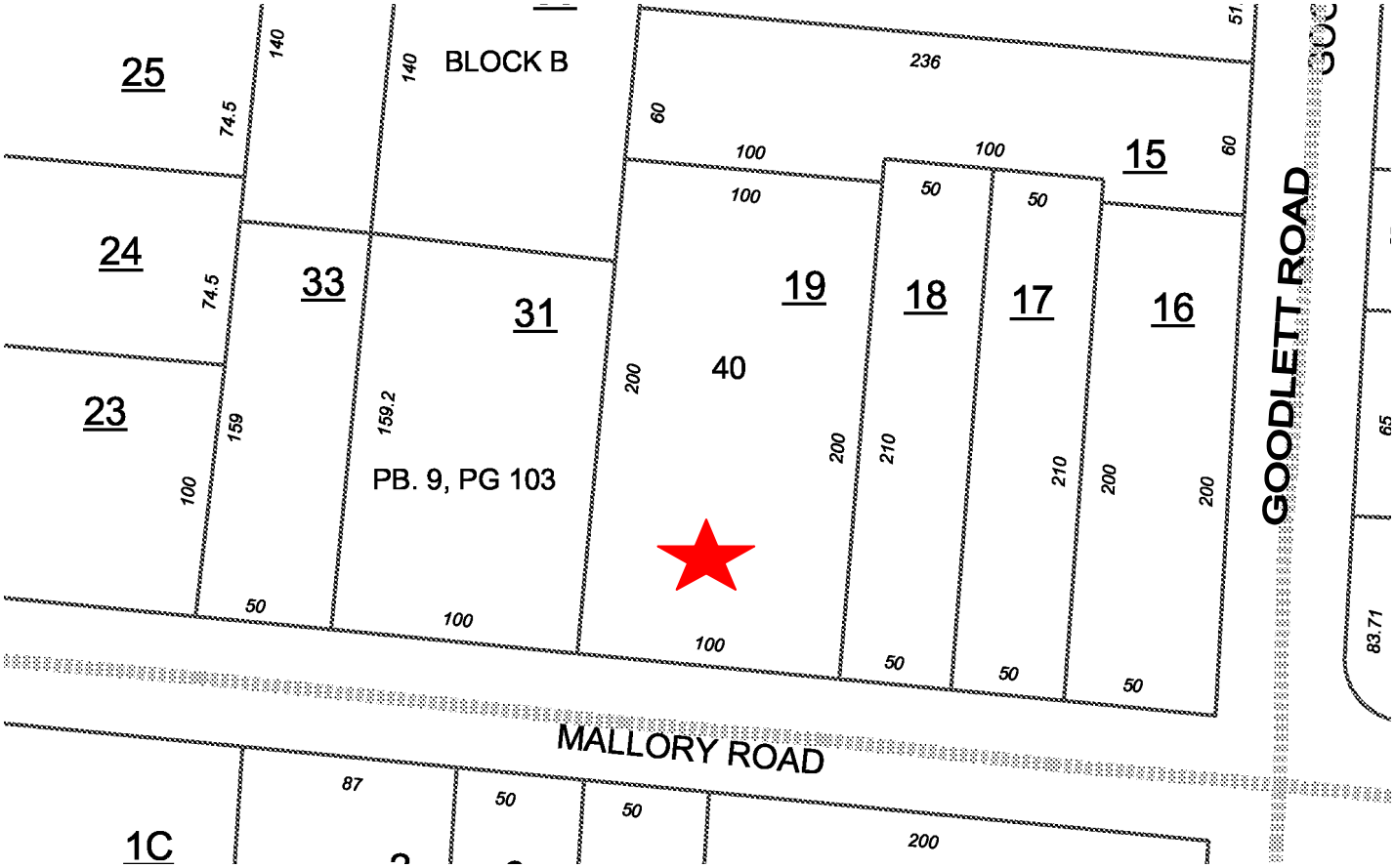

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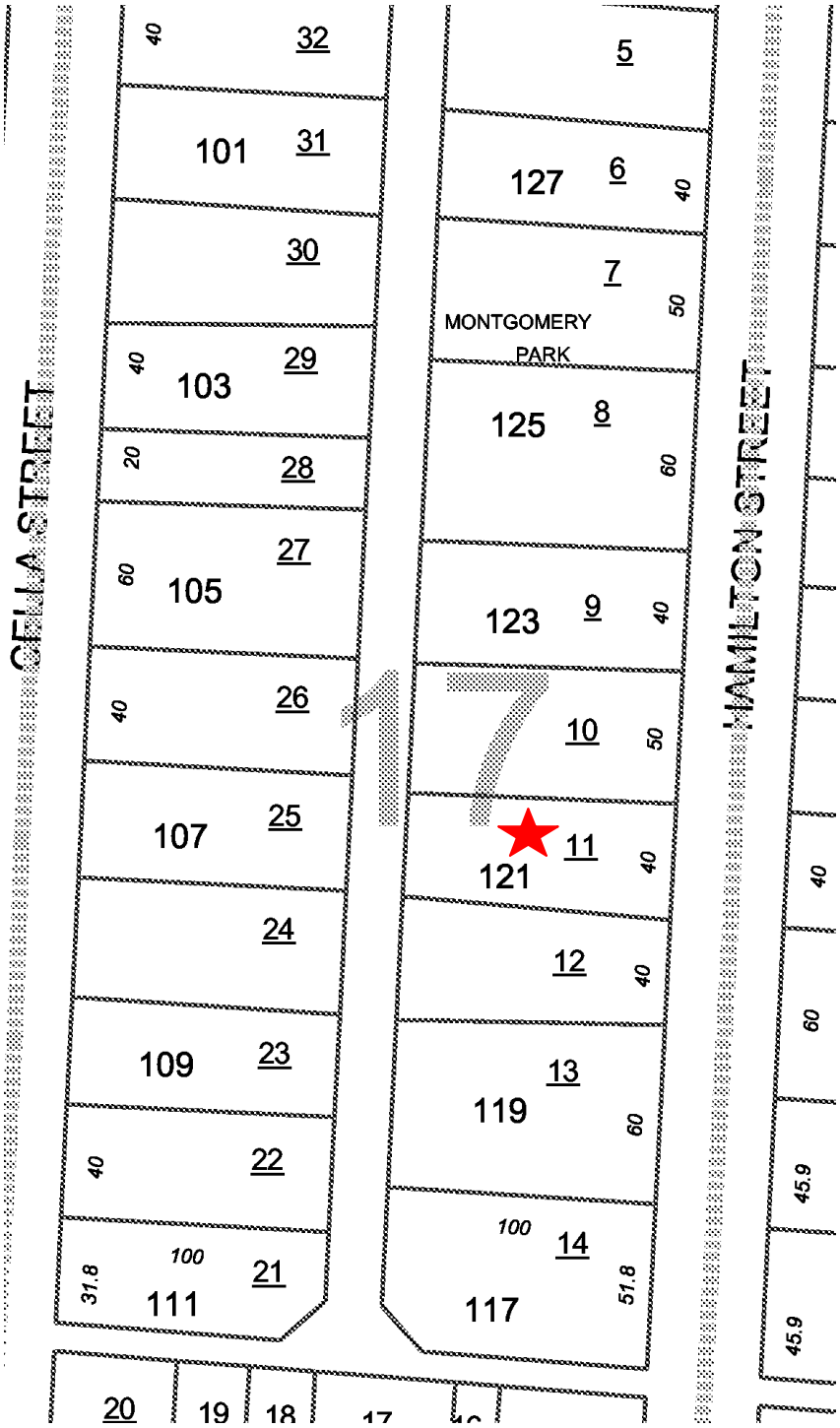

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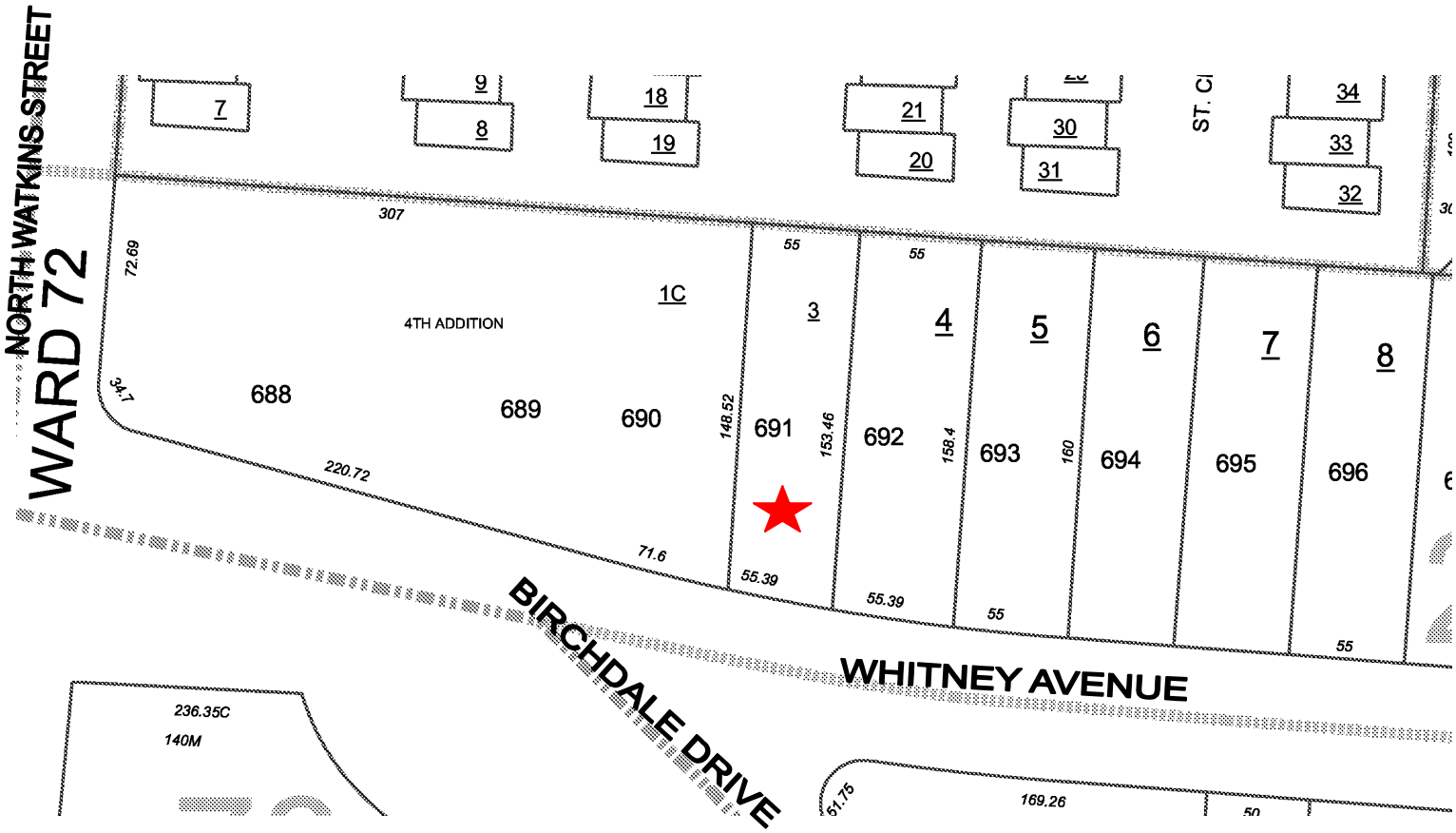

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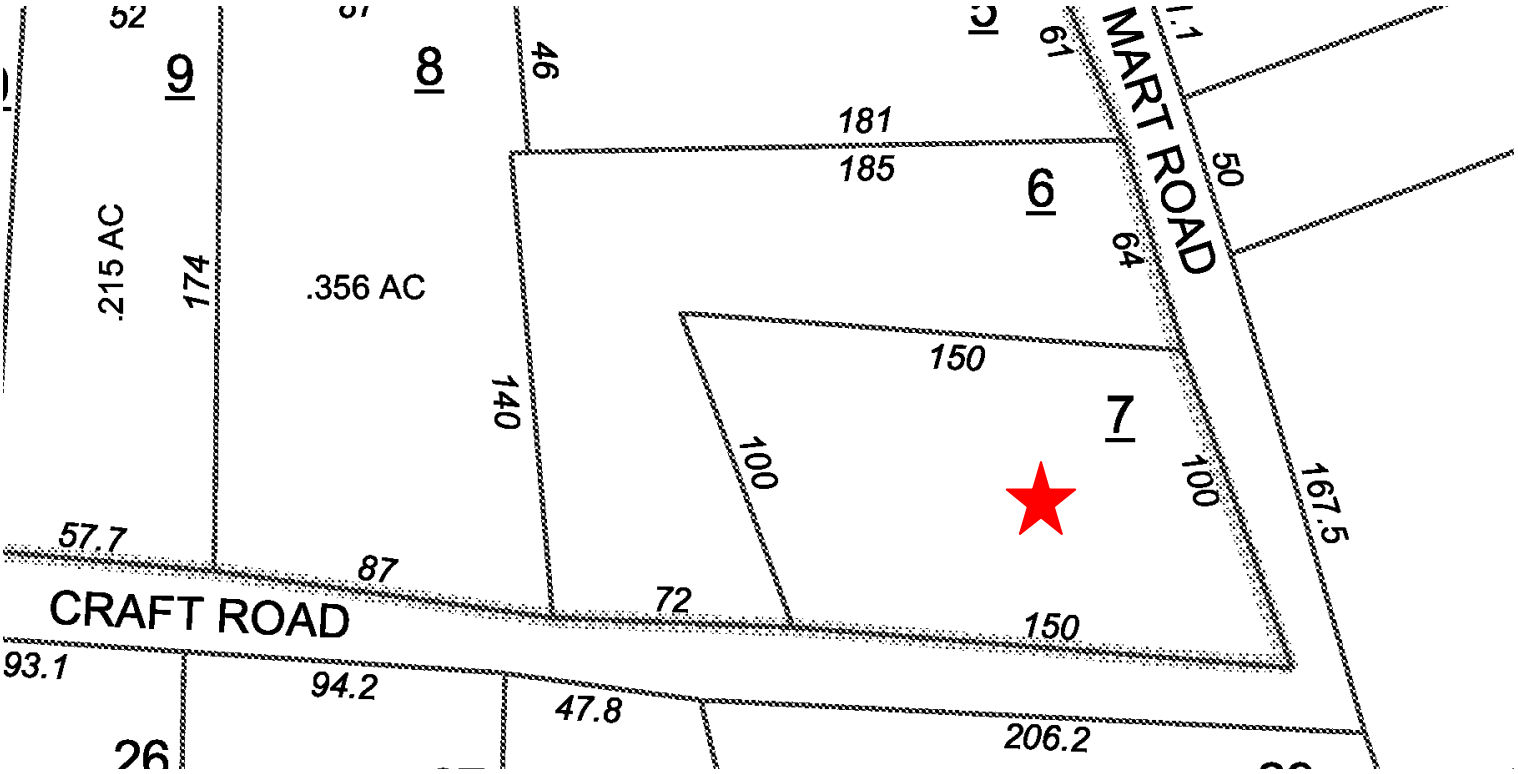

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Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Kenneth Staples Date 02/19/10

Address 889 Faxon St. 38107

Phone 526-2232

Company Name n/a

Company Address

Subject Property Address 925 Crockett St.

Subject Property ID # 021 0410 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Kenneth Staples 2/19/10
Signature Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jervis Williams & Sedaria Williams (H & W) Date 02/12/10

Address 686 Regent Ave. 38106

Phone 591-7757

Company Name n/a

Company Address

Subject Property Address 678 Regent Ave.

Subject Property ID # 025 0430 0 00018 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Signature

(x) 2/10/10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Belzoni Company, LLC . Date (x) 02/24/10

Address P.O. Box 05026, Milwaukee, WI 53205

Phone 414 698-7128 / 262 242-7687 (Lucy Hyche)

Company Name n/a

Company Address

Subject Property Address 1104 Kerr Ave.

Subject Property ID # 026 0430 0 00020 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Lucy M. Hyche By J.H. (x) 2/24/10
Signature Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Randall Swaney Date 02/2/10

Address 746 Pisgah Road 38028

Phone 628-3556.

Company Name n/a

Company Address

Subject Property Address 876 Pearce St.

Subject Property ID # 027 0340 0 00045 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) _____ Signature

(x) 2.22.10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jonathan Chandler Date 02/16/09

Address 4477 Bayhill Dr. 38125

Phone 752-1812.

Company Name n/a

Company Address

Subject Property Address 2530 Carnes Ave.

Subject Property ID # 029 0600 0 00023 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Jonathan Chandler
Signature

2/16/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Craten Armmer, Jr. Date 02/22/10

Address 1585 Waverly Ave. 38106

Phone 658-9101

Company Name n/a

Company Address

Subject Property Address 1581 Waverly Ave.

Subject Property ID # 031 0260 0 00005 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Carolyn Armmer
Signature

(x) 2-22-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name TV6-W, LLC Date 03/05/10

Address 4091 Viscount Ave. 38118

Phone 239-3892 Lou Katzerman

Company Name n/a

Company Address

Subject Property Address Roland St.

Subject Property ID # 031 0470 0 00004 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No X

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) _____ Signature

(x) 3/5/10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Sarah Barnes Date 02/19/10

Address 1855 Swift St. 38109

Phone (c) 281-4718 / 332-3232

Company Name n/a

Company Address

Subject Property Address 1863 Swift St.

Subject Property ID # 035 0300 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Sarah Barnes
Signature

(x) 2-19-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Tommie Franklin . Date (x) 02/24/10

Address 2941 Birchfield Dr. 38127

Phone 487-5259

Company Name n/a

Company Address

Subject Property Address Chelsea Ave.

Subject Property ID # 042 0180 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Tommie Franklin
Signature

(x) 2-24-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 02/19/10

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address

Subject Property Address 3240 Highway 61 South

Subject Property ID # 050 1240 0 00036 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) L L Hall
Signature

19-Feb-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Lord Chapel Non-Denominational Church Date (x)

Address 4339 Thistleway Dr. 38141

Phone 624-1364

Company Name n/a

Company Address

Subject Property Address 4214 E. Mallory Ave.
Subject Property ID # 058 1620 0 00019 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) [signature] Signature

(x) 2-19-10 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Larry Humphreys & Peggy Humphreys (H & W) Date 02/25/10

Address 847 Hamilton St. 38114

Phone 458-2383 / 491-8299

Company Name n/a

Company Address

Subject Property Address 843 Hamilton St.

Subject Property ID # 061 0170 0 00011 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes_____ No ✓

Violation Date_____ Violation Address_____
Violation Date_____ Violation Address_____

Please list any properties other than you residence or business location that you own, manage or control

Address_____
Address_____
Address_____
Address_____
Address_____

I certify that the above information I have provided is accurate and correct.

(x) Larry Humphreys
Signature

(x) Feb. 25, 2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jerry Young Date 01/27/10

Address 1826 Whitney Ave. 38127

Phone 503-4883

Company Name n/a

Company Address

Subject Property Address Whitney Ave.

Subject Property ID # 072 0230 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Jerry Young
Signature

(x) 1-27-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Alonzo R. Woods Date 02/10/10

Address 1413 Cameron St. 38106

Phone 946-0804

Company Name n/a

Company Address

Subject Property Address 3735 Mart Rd.

Subject Property ID # 076 0140 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) _____ Signature

(x) 2-10-10 Date