Item #____

Prepared by:_____Gloria Kelly_____
Shelby County Land Bank

Approved by:_____
County Attorney

RESOLUTION APPROVING THE SALE OF TWELVE (12) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 99.4, 0203, 0204, 0205, 0303, 0405, 0406, 0501 AND 0502, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $33,500.00, 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 TWELVE (12) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos**.** 99.4, 0203, 0204, 0205, 0303, 0405, 0406, 0501 and 0502, 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 TWELVE (12) 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 TWELVE (12) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 99.4, 0203, 0204, 0205, 0303, 0405, 0406, 0501 and 0502**,** to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $33,500.00, 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.

_____
Shelby County Mayor

Date: _____

ATTEST:

_____
Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of TWELVE (12) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 99.4, 0203, 0204, 0205, 0303, 0405, 0406, 0501 and 0502. 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 TWELVE (12) 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 Purchase

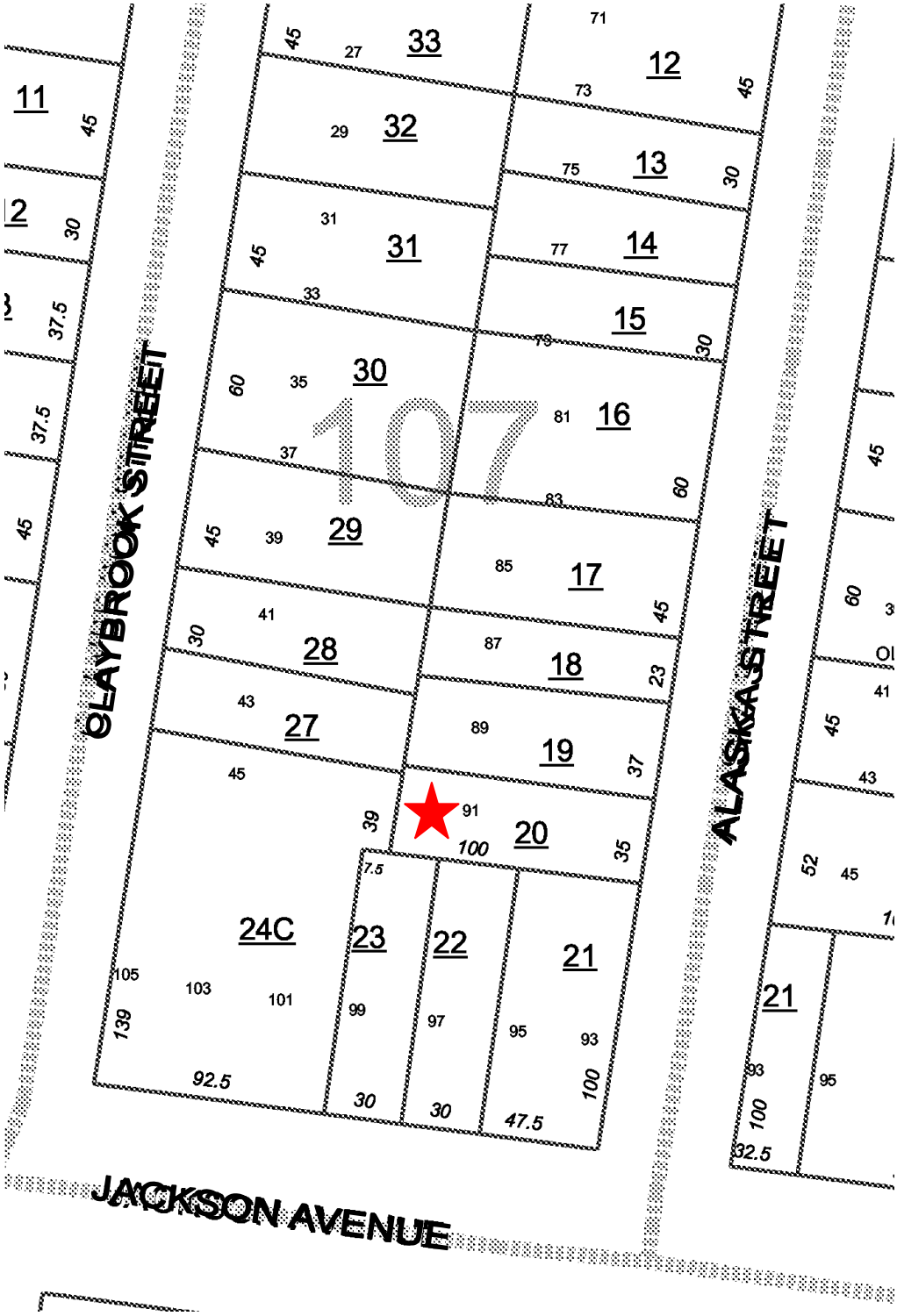
Quit Claim Deeds

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
1750	0303	02110700000200	729 Alaska St. 35' x 100'	R-D	$4,051.73	Michael B. Simmons	$1,700.00	$800.00	Investment
2469	0502	02505100000220	Cambridge Ave. 36' x 140'	RS-6	$5,521.62	Alice Maris	$1,700.00	$1,700.00	Investment
2473	0405	02601800000350	E. McLemore Ave. 86' x 170'	R-MM	$10,163.92	Stacy Smith	$5,000.00	$3,600.00	Investment
6449	0203	04105200000880	2104 Stovall Ave. 40' x 120'	R-D	$5,187.43	Andre Mathews and Marte Daniels	$2,000.00	$1,200.00	Investment
7265	0501	04301800000350	2974 Chelsea Ave. 45' x 89'	C-L	$8,356.99	Charles Garland	$2,000.00	$2,000.00	Investment
7266	0501	04301800000360	1536 Lake Grove St. 55' x 45'	R-D	$10,186.94	Charles Garland	$1,000.00	$1,000.00	Investment
7272	0501	04301900000110	2948 Mt. Olive Ave. 45 x 120'	R-D	$20,596.16	Trustees Sold Out Truthful Ministries	$1,800.00	$1,200.00	Church Property
7677	0406	04803500000060	1427 S. Willett St. 50' x 120'	R-D	$11,023.71	Steve Watkins	$5,000.00	$5,000.00 House	Investment
14175	0405	08201000001470	4441 Sewanee Dr. 100' x 436'	RS-6	$6,632.89	Laverne Crockett	$4,000.00	$3,000.00	Investment
14937	99.4	08201500000030	4581 Mary Angela Rd. 100' x 191'	RES	$6.861.74	Belzoni Company, LLC.	$4,000.00	$3,500.00 House	Investment
15296	0205	08201600000730	4477 Sunvalley Dr. 73' x 140'	RS-8	$15,054.64	Belzoni Company, LLC.	$8,000.00	$6,000.00 House	Investment
15690	0204	08400400000230	3390 Warford Road 100' x 170'	RS-6	$9,758.18	Trena Irvin	$5,000.00	$4,500.00 House	Investment
			12 Properties			**Total**	**$33,500.00**		

Ward 21



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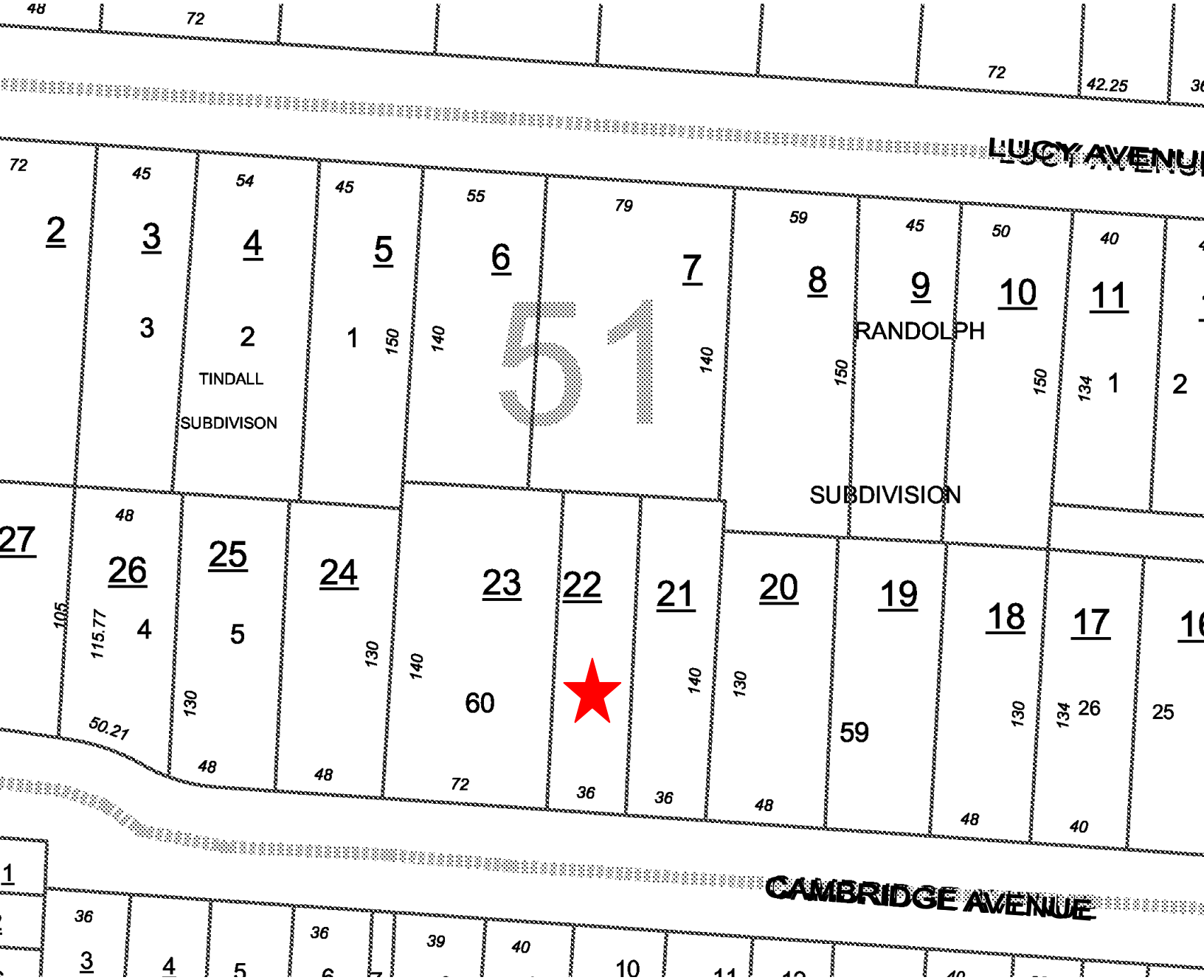
Ward 25



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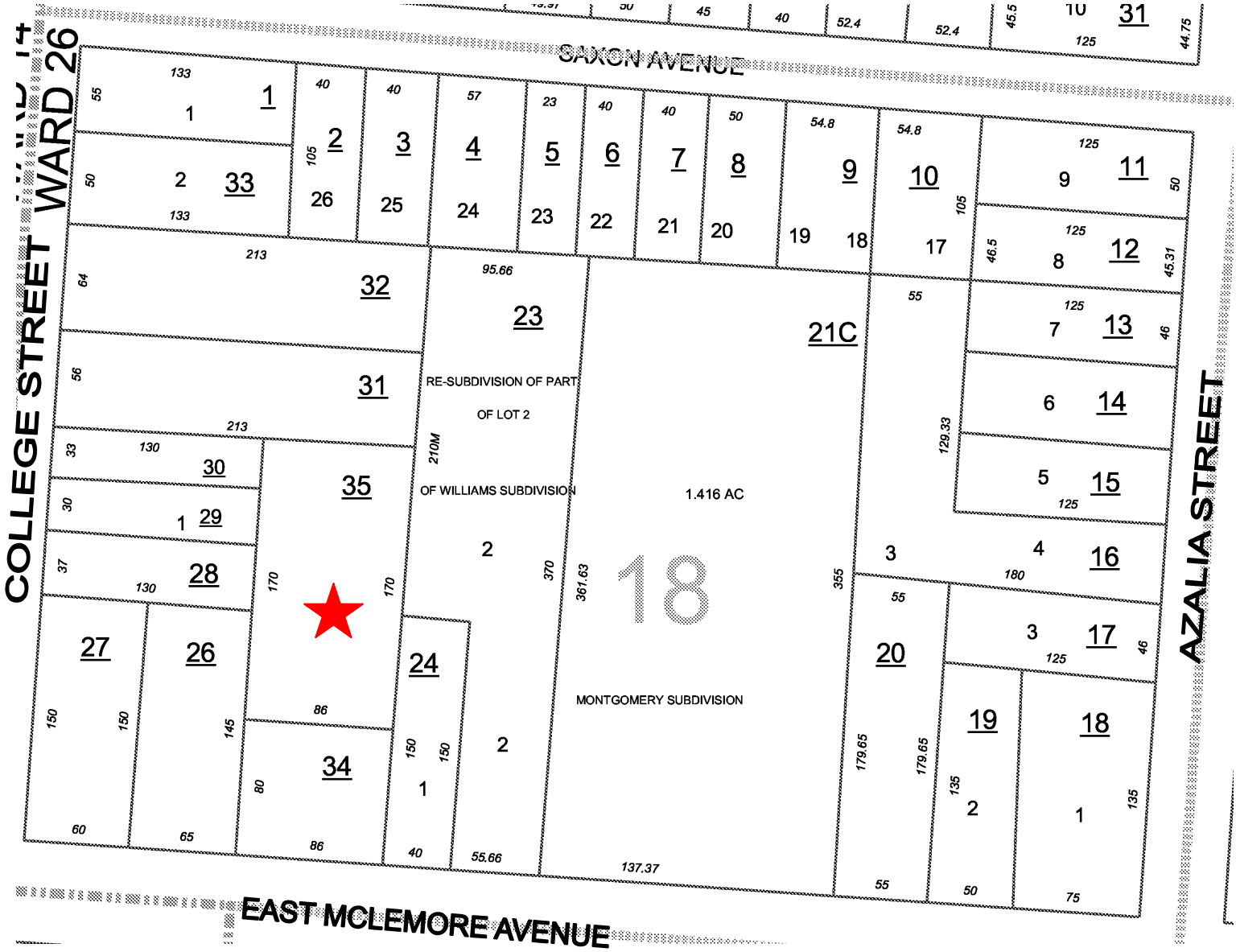

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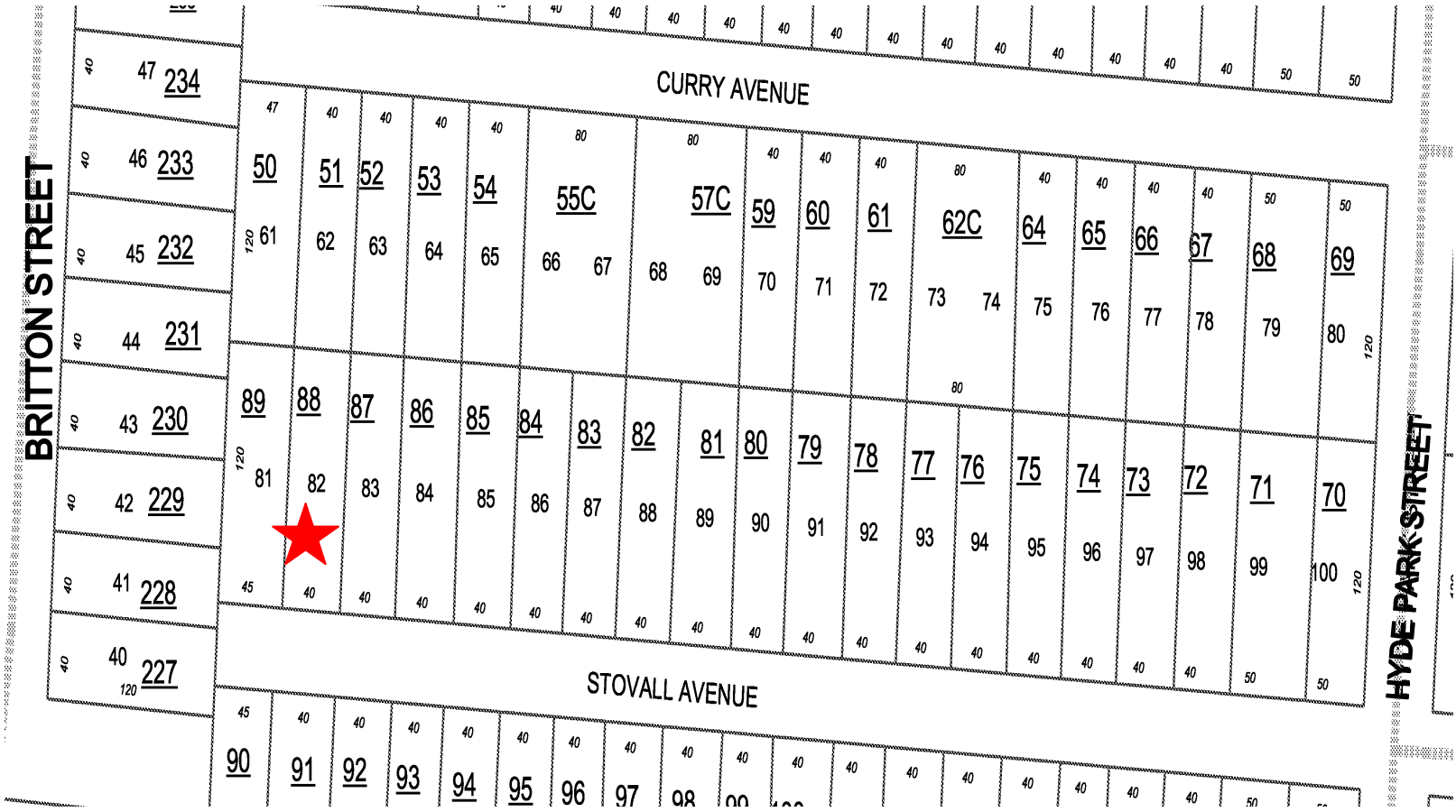

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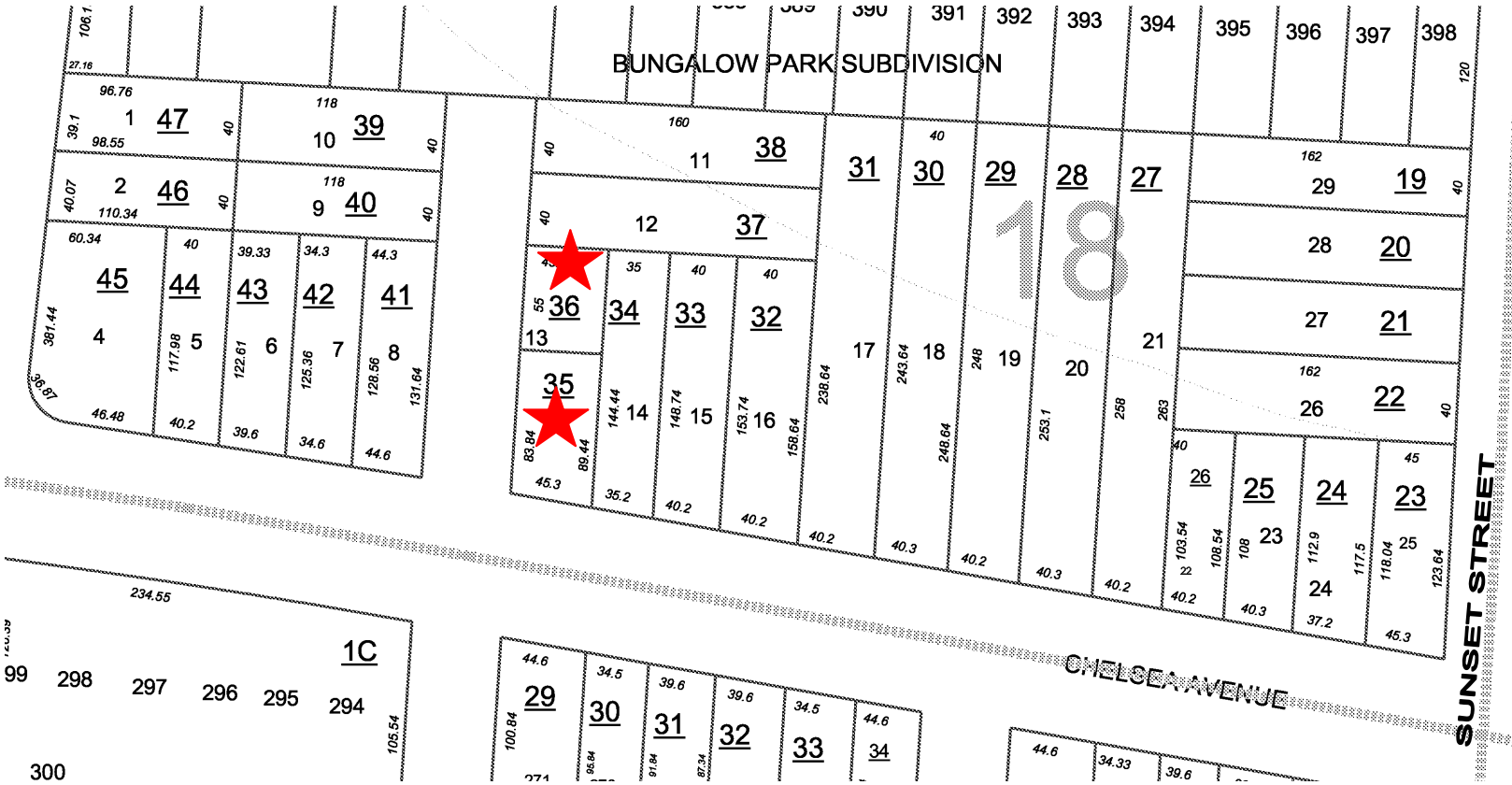

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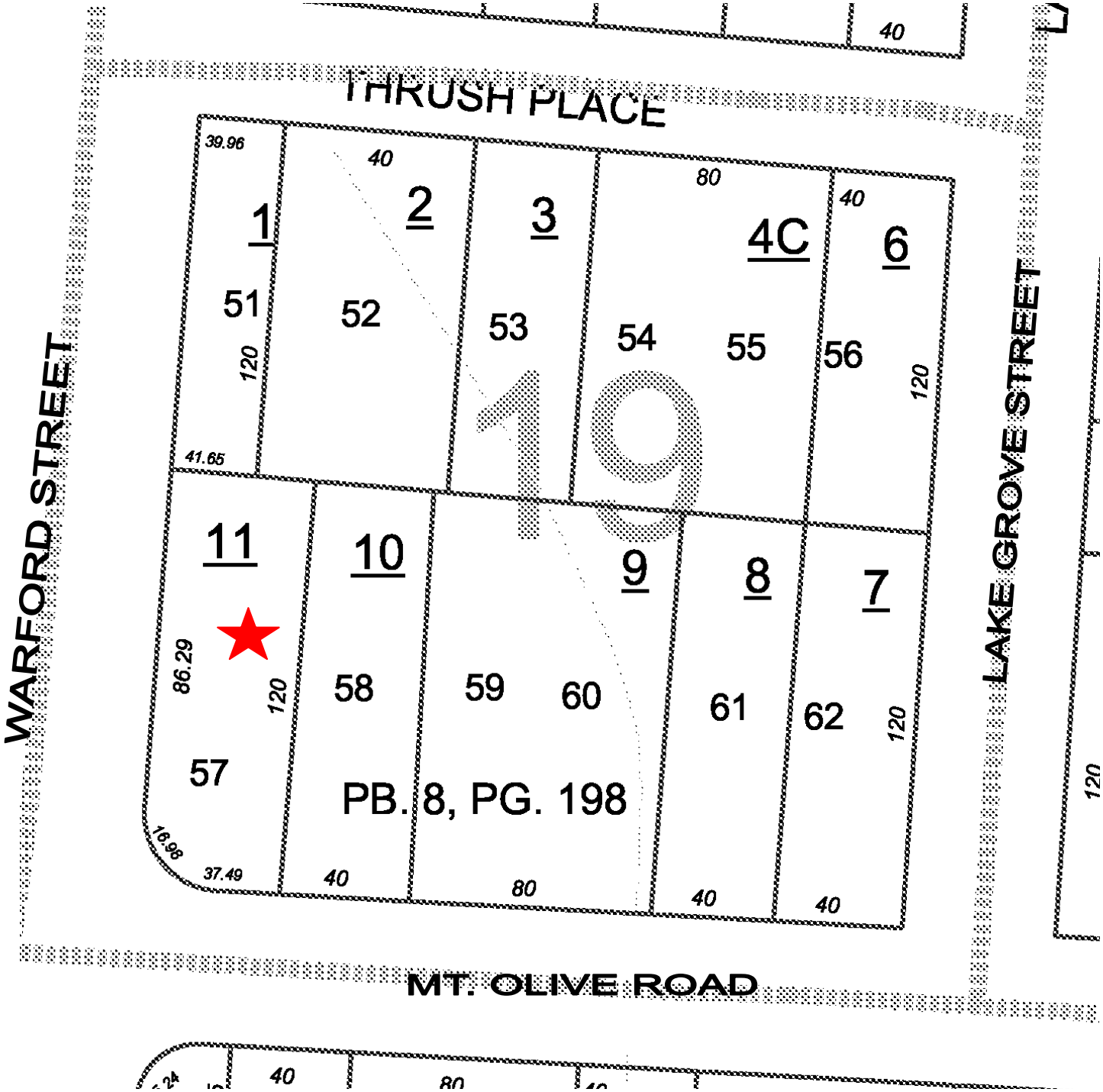

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Ward 48

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Ward 82

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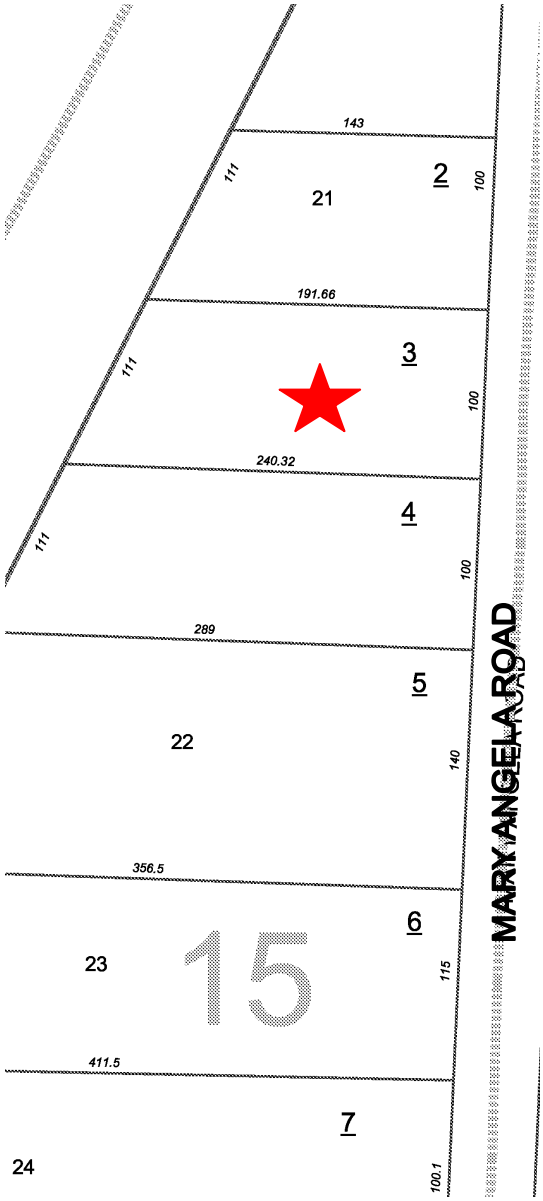
Ward 82



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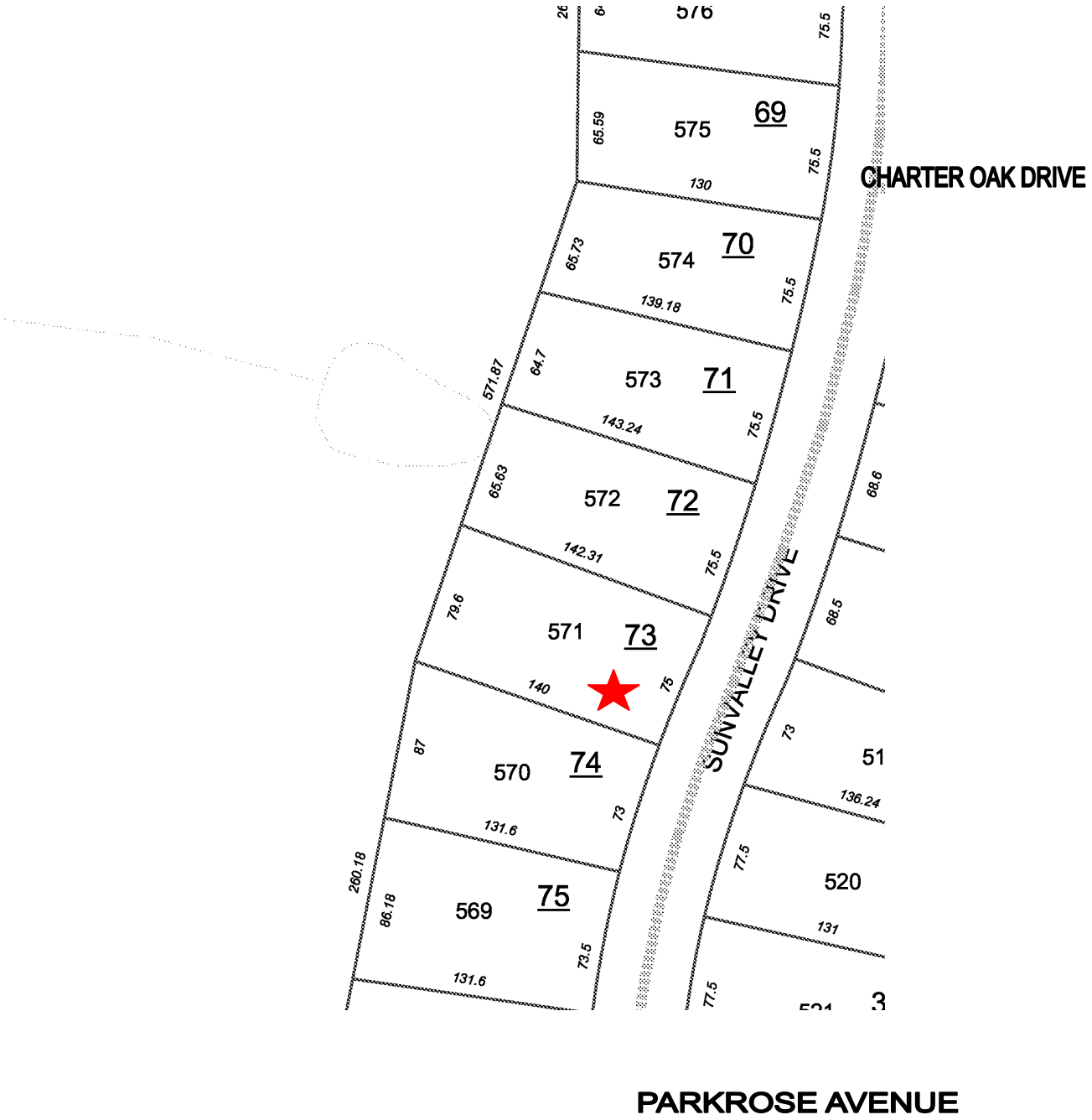

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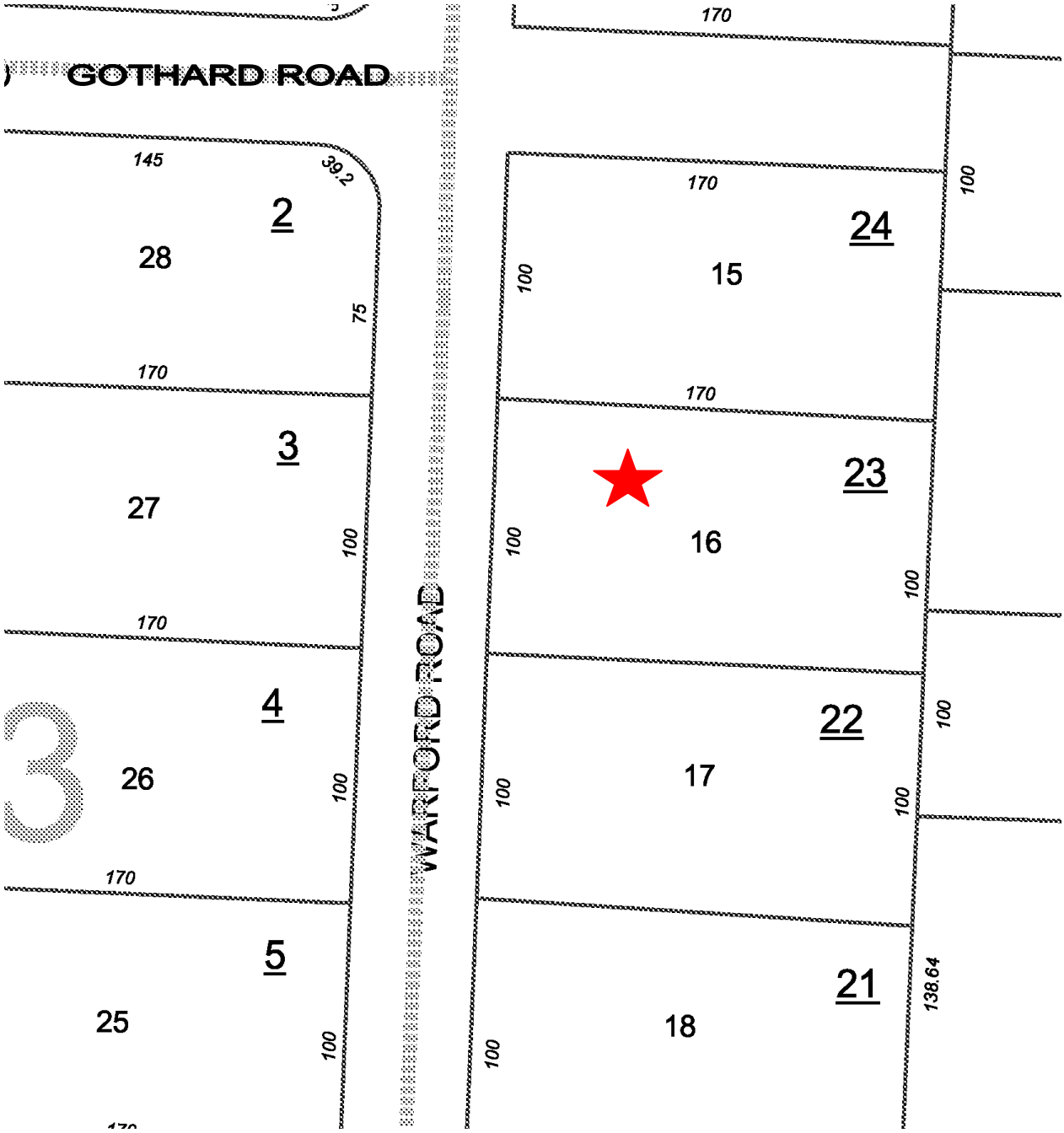

084 0040 0 00023 0

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 Michael B. Simmons Date 09/24/09

Address 728 Alaska St. 38107

Phone 726-5082

Company Name n/a

Company Address

Subject Property Address 729 Alaska St.

Subject Property ID # 021 1070 0 00020 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) Michael B Simmons — Signature

(x) 9 24 09 — 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 Alice Maris . Date (x) 10/07/09

Address 5084 Lexie Drive 38116

Phone 332-4456 / © 490-4149

Company Name n/a

Company Address

Subject Property Address Cambridge Ave.

Subject Property ID # 025 0510 0 00022 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) Naomi Lindridge
Signature

(x) 10/7/09
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 Stacy Smith Date 09/24/09

Address 7768 Roxshire Cove 38125

Phone 336-3849

Company Name n/a

Company Address

Subject Property Address E. McLemore Ave.

Subject Property ID # 026 0180 0 00035 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) Stacy Smith
Signature

9-24-09
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 Andre Mathews & Marte Daniels (Son & Mother). Date 10/07/09

Address 2108 Stovall Ave. 38108

Phone 690-2258

Company Name n/a

Company Address

Subject Property Address 2104 Stovall Ave.

Subject Property ID # 041 0520 0 00088 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) Marte Daniels Andre Mathews
Signature

(x) 10/7/09
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 Charles Garland Date 10/05/09

Address 1583 Sunset St. 38108

Phone 550-0609

Company Name n/a

Company Address

Subject Property Address 2974 Chelsea Ave. / 1536 Lake Grove St.

Subject Property ID # 043 0180 0 00035 0 / 043 0180 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) Charles Garland
Signature

(x) 10-5-09
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 Sold Out Truthful Ministries Date 10/07/09

Address 3605 Merryville St. 38128

Phone 289-3778 Clara Edwards

Company Name n/a

Company Address

Subject Property Address 2948 Mt. Olive Ave.

Subject Property ID # 043 0190 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) Clara Edwards
Signature

(x) 10/19/09
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 Steve Watkins Date 10/07/09

Address 7175 Bristol Meadow Ln.

Phone 219-0993

Company Name n/a

Company Address

Subject Property Address 1427 S. Willett St.

Subject Property ID # 048 0350 0 00006 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) Steve Watkins — Signature

(x) 10/7/09 — 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 Laverne Crockett Date (x)

Address P.O. Box 3771 38173

Phone 335-0955

Company Name n/a

Company Address

Subject Property Address 4441 Sewanee Dr.

Subject Property ID # 082 0100 0 00147 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) Laverne Crockett
Signature

(x) 10/05/09
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) 10-01-2009

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

Phone (c)414-~~689~~-7128 / 262 242-7687 (Lucy Hyche)

Company Name n/a

Company Address

Subject Property Address 4581 Mary Angela Road

Subject Property ID # 082 0150 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) Lucy M. Hyche
Signature

(x) 10-01-2009
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 Trena Irvin Date 03/16/09

Address 3044 Peggy Road 38128

Phone 353-5914

Company Name n/a

Company Address

Subject Property Address 3390 Warford Road

Subject Property ID # 084 0040 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) Trena Irvin
Signature

(x) 10-7-09
Date