



Land Disposition Procedure Step-by-Step

Prepared for the
Economic and Community Development Committee
September 9, 2019



Purpose

The purpose of this presentation is to provide an expansive view of the Land Disposition Administrative Procedure, specifically the in rem foreclosure process.





10.01 Land Disposition Administrative Procedure

The purpose of the Land Disposition Administrative Procedure is to create a uniform practice for the purpose of providing a fair, transparent, and equitable service for the betterment of the community.





Overview



Acquire

- Assess
- Prepare
- Appraise



Offer

- County
- Department
- Heads
- Municipality
- Other
- Governmental
- Agencies



Sealed Bid

- Preparation
- Notification
- Publication
- Submission
- Evaluation
- Selection





Acquiring Property

- Acquire
- Assess for marketability
- Prepare for sale or Transfer
- Order appraisal





Preparing the Property

- Locksmith
- Cleanout
- Assess for repairs
- Complete necessary repairs





Consider Public Use of the Property

- County Department Heads
- Municipality
- Other Governmental Agencies





Elements of Sealed Bidding

- Preparation of invitation for bids.
- Notification of neighboring properties.
- Publicizing the invitation for bids.
- Submission of bids.
- Evaluation of bids.
- Selection of bid.





Final Steps

Successful Bidder

- Verify documentation
- Notify non-winners
- Submit for approval

No Successful Bidders

- Market on MLS & County Website
- Wait for viable offer
- Submit for approval





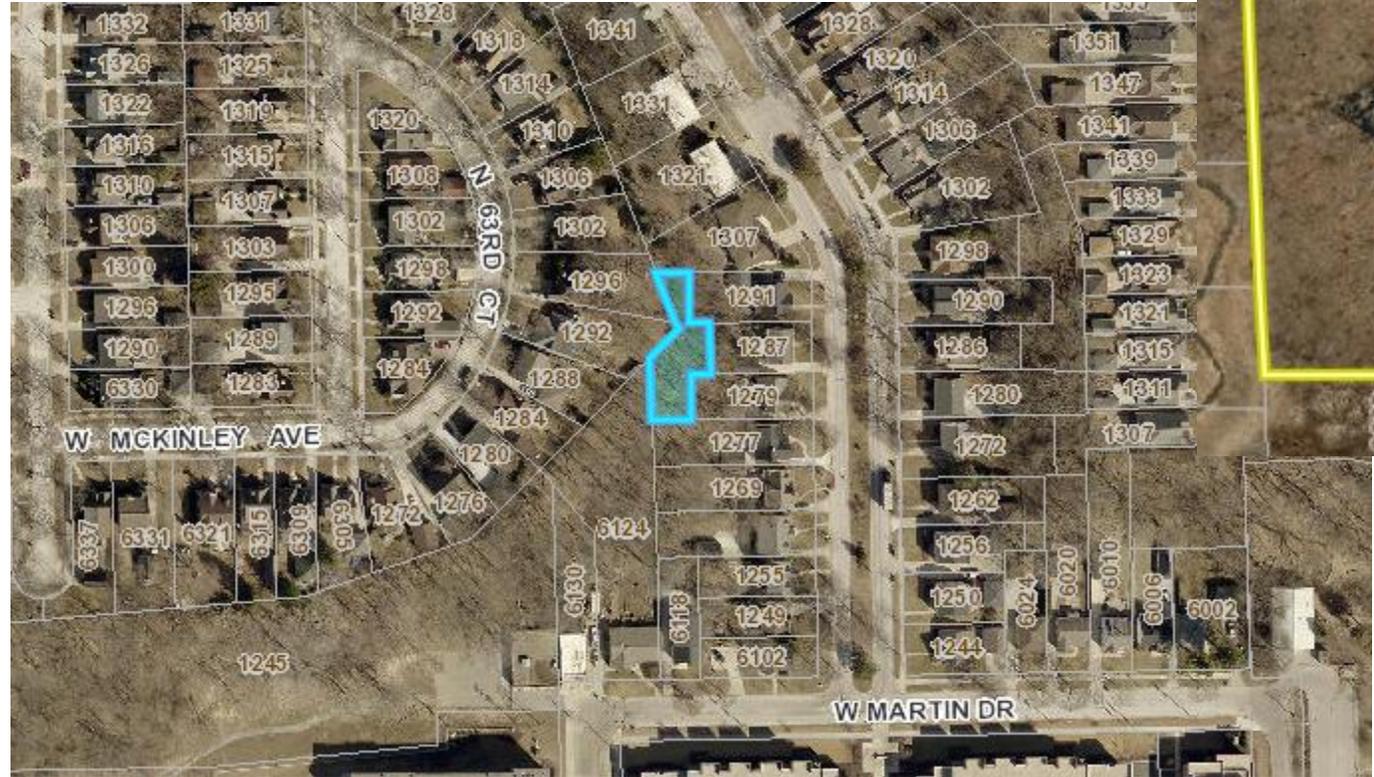
Remnant Parcels

- Parcels of land lacking those characteristics necessary for independent development. These parcels have the potential for assemblage with an abutting property.
- Parcels often become remnants when the fraction remaining after a parcel of land has been divided is so small and of such shape that it is separately of negligible value.





Examples of Remnant Parcels





Remnant Disposition Process

When a parcel is deemed a remnant it is consequently deemed invaluable eliminating the requirement for an appraisal and condensing the disposition process as follows:

Acquire

Assess

Offer

Adjacent property Owners

Certification

Submit for required signatures

