

## Land Development (Cont.)

- F. **Parks & Recreation Card to Annexing Property.** Resident Parks & Recreation cards may be obtained by petitioners for annexation upon acceptance of the application.
- G. **Waiver/reduction of liens.** In order to encourage (re) development of properties for enhancement of property values and living conditions in the City, the following factors will be considered for requests for waivers/reductions of lot clearing, nuisance abatement, and/or unsafe structures/demolition liens.
- ◆ Whether the violation has been brought into compliance regarding the violation cited.
  - ◆ Whether extreme or undue hardship is shown regarding payment of the lien and/or regarding coming into compliance with code requirements during the required time.
  - ◆ Whether there are existing code violations on other properties owned by the violator or prospective purchaser.
  - ◆ Whether there is a development or redevelopment proposal regarding the property which would result in improvement or upgrade of the property.
  - ◆ Whether, given such a development or redevelopment plan, it would be impractical to take the compliance action directed by the City Council.
  - ◆ Whether payment would hinder a proposed sale of the property.
  - ◆ Whether an appraisal of the property, submitted by the applicant, demonstrates to the City that the cost of the lien has been absorbed.
  - ◆ The amount of a lien will not be reduced below the amount representing administrative costs incurred by the city regarding the case.
- H. **Foreclosure.** In order to address blighted and vacant properties within the City, the following factors will be considered for utilization of the foreclosure process to put properties in the hands of new owners who will care for and use the property to promote economic development within the City.
- ◆ All properties are considered (commercial, residential, and vacant lots).
  - ◆ Properties with mortgages are considered.
  - ◆ Properties that are occupied are considered.
  - ◆ Properties with significant code or other city liens are considered.
  - ◆ Homestead exempted properties will not be considered.
- Once a property is selected and referred to the City Attorney for review, a demand letter may be sent to the property owner requesting payment of the liens in full prior to initiating a foreclosure action. If contact cannot be made, or payment is not received by the date indicated in the letter, the City Attorney shall seek authorization from the City Council to initiate a foreclosure action against the property.