

**RESOLUTION NO. 1772**

**A RESOLUTION OF THE CITY OF NEVADA, MISSOURI, AUTHORIZING AND DIRECTING THE RELEASE OF LIEN CONDITIONED ON RECOVERY OF \$1,500**

**WHEREAS**, the Council finds and declares that a potential sale of property burdened with a city dangerous property demolition lien which will otherwise be forfeited via an eventual tax sale will recover \$1,500 due the city and that said release in the light of the circumstance confronting the city, is consistent with and does not violate Article VI, Section 23 and 25 of the Missouri Constitution, and;

**WHEREAS**, the recovery is recommended by the administration after due investigation because the liquidation of the property by other means is unlikely to recover more than \$1,500 by lien foreclosure and inaction may risk loss of entire lien by a tax sale. Further, the sale will pennit revitalization and development of the tract and restore the property to the tax rolls, and pennit the city to utilize the proceeds for further abatement/cleanup effort, and;

**WHEREAS**, The lien is attached to the following property known as 711 E. Lee St.:

Parcel #: 18-2.0-04-004-001-011.000  
BLK 3 LT 14 -- HUTTONS – NEVADA

**WHEREAS**, Release of the lien is hereby approved conditionally - the City Manager or his designee is authorized and directed to execute such documents as may reasonably be required to release the city lien, and provide assurances thereof, conditioned however upon distribution of closing proceeds of at least \$1,500 to the city, to be allotted by the city treasurer, unless otherwise inappropriate to the funding for future abatements. Any obligation of the city to the county treasurer will be paid and satisfied by the City treasurer, from the recovery.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Nevada, Missouri, this 2<sup>nd</sup> day of April 2024.



  
KENDALL VICKERS, MAYOR

  
CYNTHIA DYE, CITY CLERK

**AGENDA ITEM**  
**April 2, 2024**

Subject: Lien Release

Department: Administration

This Resolution will authorize the City Manager or his designee to negotiate a lien reduction on 711 E Lee St. to offer an incentive before the property goes to a tax sale which would eliminate all liens the City of Nevada has against the property.

**Manager Notes:**

- I acknowledge the existence of nuisance and demolition abatement liens that can in some instances interfere with efforts to rehabilitate properties, reduce neighborhood blight and with returning properties to the active tax roll. The City has no interest in maintaining a lien that may never be paid and that interferes with the goals of blight reduction, rehabilitation of liened properties, and return of such properties to productive use on the active tax roll.
- The Lien Reduction Program provides a streamlined, transparent process for reducing liens on properties which will be renovated and identifies upfront which liens will be reduced upon a successful renovation, so that prospective buyers can make informed decisions and existing homeowners are further incentivized to make needed repairs.