Request for Proposals
Disposition of 19th Street and 2nd Avenue, Council Bluffs, Iowa

The City of Council Bluffs offers for sale property located at 1901 2nd Avenue to individuals or entities interested utilizing the land and/or existing buildings for redevelopment.

Property

The property is 138' x 300' and contains 41,400 sq ft (0.95 acres). There are two existing buildings on the lot: (1) 4,522 sq ft and (2) 2,000 sq ft. The buildings were previously used by the City's traffic department and the Iowa Department of Transportation but are currently used for storage. The property is located in the 100 year-floodplain.

The area adjacent to the property is a mix of industrial and single family residential. The site is currently zoned R-3/Low Density Multi-Family District.

The property was appraised January 19, 2024 with a value of $440,000.

Conditions of Disposal

1. The property will be sold in an as in condition and City makes no warranties as to the condition of the structures on the property.
2. The City will transfer title by City deed.
3. There are no restrictions on type of development. However, rezoning maybe required to permit the proposed use of the property.
4. Depending on improvements, the property may require modifications to comply with floodplain requirements.

Proposal Submission Requirements

Proposals will be accepted in a typed letter format and shall contain the following information:

1. Name, address, and contact information of the person or legal entity submitting the proposal. Proposals shall use the form in Attachment A.
2. A description of individual's or entity's background and business.
3. A narrative description of plan for site. Conceptual plans are preferable but not necessary. Attachment B is a to-scale map that can be utilized to depict site plans.
4. Timeframe.
5. An itemized description and costs of rehabilitation.
6. Proposed method of financing the acquisition and any improvements made.
7. Deadline: 5:00 p.m. on March 12, 2024
8. Submit through Ion Wave.

Schedule: City Council will consider submitted proposals at a public hearing scheduled for March 25, 2024.

A property tour will be held Wednesday, March 6, 2024 from 10:00 to 11:00 for interested bidders.

For additional information on the proposal contact Courtney Harter, Community Development Director, at 712-890-5350 or charter@councilbluffs-ia.gov.

Attachment A
1901 2nd Avenue Proposal Application Form

Bidder Information

1. Name of Business: _____
2. Address: _____
3. City, State & Zip Code: _____
4. Contact Person: _____ Title: _____
5. Phone: _____ Fax: _____ Email: _____
6. FEIN: _____

Bid Amount: _____

(Appraised Value $440,000.00)

Provide narrative if proposing a bid amount less than appraised value.

Business Information

1. Provide a brief description and history of the individual or business entity.

2. Business Structure:

☐ Cooperative ☐ Corporation ☐ Limited Liability Company ☐ Non-Profit / Government
☐ Partnership ☐ Sole Proprietorship ☐ Individual

3. Is business currently located within Council Bluffs and relocating? ☐ Yes ☐ No

If Yes, list current business location: _____

Project Information

1. Describe in detail the proposed project. (Include project proposed project, timeline with dates, building renovation and construction, onsite infrastructure improvements, etc.). Use additional pages as necessary.

Project Timeline *(add additional rows as needed)*	Beginning Activity Date	Activity Completion Date

Project Budget

1. Please complete the budget below. Include only anticipated to incur directly:

Use of Funds	Estimated Cost	Source A	Source B	Source C
TOTAL	**$**	**$**	**$**	**$**

2. Please complete the chart below with proposed financing for the project:

Estimated Financing			
Source of Funds Add additional lines as needed	Amount	Form of Funds (Loan or cash)	Conditions
Source A:	$		
Source B:	$		
Source C:	$		
TOTAL	$		

3. Outline any conditions for your proposed bid (i.e. rezoning, financing, etc):

4. Proposals will be evaluated on the following criteria:

   Price (20 points)
   Proposed Reuse (25 points)
   Neighborhood Compatibility (20 points)
   Feasibility (20 points)
   Timeframe (10 Points
   Other (5 points)

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements. All bids are final, no bids received may be withdrawn or amended after being duly received and recorded by the City of Council Bluffs.

Name: _____

Title: _____

Signature: _____

Attachment B
Scaled Map



1900 Block of 2nd Avenue)

Feet

0 20 40 80 120

1 inch = 40 feet

Attachment C
Assessor's Card

7544 35 132 001

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754435132001

TAX DESCRIPTION*

* Not to be used on legal documents

EVERETTS ADD LTS 1 THRU 5 BLK 7

ASSESSED VALUE

* Class is for Assessment purposes only — Not Zoning

Current Value

2023	Comm. Land	Improvement	Total	Class
Full Value	$124,200	$233,300	$357,500	C
Exempt	$124,200	$233,300	$357,500	C
Net Total	$0	$0	$0	C

Prior Year Value

2022	Comm. Land	Improvement	Total	Class
Full Value	$124,200	$166,100	$290,300	C
Exempt	$124,200	$166,100	$290,300	C
Net Total	$0	$0	$0	C

EXEMPTIONS/CREDITS APPLIED

2022 MGOV MUNICIPAL GOVERNMENT
2023 MGOV MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 73/4292 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
01/01/1973	0	D000	0073/04292

ASSESSMENT DATA

PDF: 30 MAP: 16-8 C.B COMMERCIAL

Date Reviewed: 10/03/19 GMS

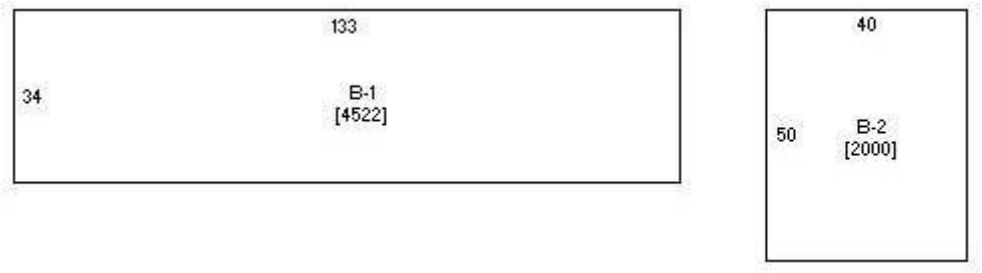
LAND.....41400 sqFt .95 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
300	300	138	138	

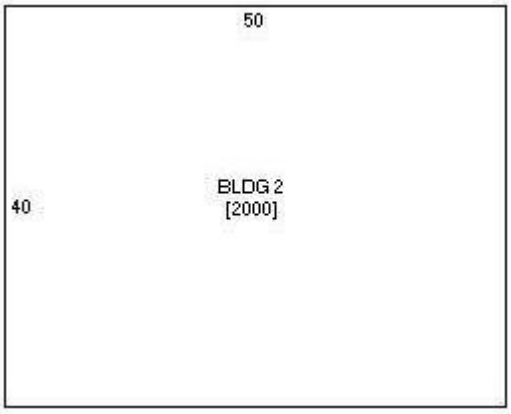
Commercial Building 1 of 2 -- Warehouse (Storage) (701)
STRUCTURE....1 story 4522 base SF 0 bsmt SF 4522 gross SF
Year Built: 1930 Eff Year: 1930 Condition: Normal
VERTICALS....Ext Wall: Brick on Block - 8"
Windows: Incl. w / Base
HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
Struc Floor: Concrete
Framing: Wood - Average
HVAC: Suspended Unit Heater (Gas)
BLDG EXTRAS..4 Door: O.H. - Door - Power, 10 Ft Wide, 11 Ft High

Commercial Building 2 of 2 -- Metal Warehouse - Post Frame (603)
STRUCTURE....1 story 2000 base SF 0 bsmt SF 2000 gross SF
Year Built: 1970 Eff Year: 1970 Condition: Normal
VERTICALS....Ext Wall: Metal/ Frame (< 50' Wide)

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              Front/Doors: Incl. w / Base
HORIZONTALS..Roof:         Metal/ Frame (< 50' Wide)
              Struc Floor: Concrete
              Framing:     Wood - Average
BLDG EXTRAS..1 Door: O.H. - Door - Manual, 10 Ft Wide, 10 Ft High
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COUNCIL BLUFFS, CITY OF



COUNCIL BLUFFS, CITY OF



COUNCIL BLUFFS, CITY OF, 1 03/04/2020

Zoom Out Zoom In



600ft x 600ft

Attachment D
Chapter 15.10 - R-3/Low Density Multi-Family Residential District

15.10.010 Statement Of Intent

The R-3 district is intended and designed for lower density multifamily residential areas of the city. This district permits a variety of housing types and is intended for established and developing areas of the city.

(Ord. 5307 § 1 (part), 1996)

15.10.020 Principal Uses

The following principal uses shall be permitted in an R-3 district:

1. Boarding, lodging, rooming house, or bed and breakfast;
2. Community recreation services;
3. Congregate housing, life care facility or nursing home;
4. Dwelling, multifamily;
5. Dwelling, single-family attached;
6. Dwelling, single-family detached;
7. Dwelling, townhouse;
8. Dwelling, two-family;
9. Family home;
10. Group care home;
11. Local utility services;
12. Park and recreation services;
13. Private parking lot;
14. Public parking lot;
15. Public safety services;
16. Religious assembly;
17. School.

(Ord. 5917 § 1, 2007)

15.10.030 Conditional Uses

The following conditional uses shall be permitted in an R-3 district, when authorized in accordance with the requirements set forth in CBMC 15.27:

1. Cemetery;
2. Colleges and universities;
3. Commercial recreation (indoor and outdoor);
4. Business, professional office when the floor area for such use shall not exceed two thousand (2,000) square feet;
5. Cultural service;
6. Day care service;
7. Government maintenance facility;
8. Juvenile detention facility.

(Ord. 5917 § 2, 2007)

15.10.040 Accessory Uses

The following accessory uses shall be permitted in an R-3 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5307 § 1 (part), 1996)

15.10.050 Site Development Regulations

Minimum Lot Size

Use	**Lot Area**
Single-family detached	5,000 square feet
Single-family attached and two-family dwellings	5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units, the minimum lot area shall be 2,500 square feet
Townhouse dwelling	7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet
Multifamily dwelling	
(3 to 4 units)	7,500 square feet
(5 or more units)	9,000 square feet plus an increase of 2,000 square feet per each additional unit

Minimum Setbacks	**Principal Structure**	**Accessory Structure**
Front yard	20 feet	Greater of 20 feet or existing front setback line of principal structure
Street side yard	15 feet	15 feet
Interior side yard	5 feet with one foot indentation for every story above the first floor	3 feet
Rear yard	20 feet	3 feet
Maximum height	60 feet	18 feet
Lot coverage; all structures:	45% maximum	

(Ord. 5307 § 1 (part), 1996)

15.10.060 Additional Regulations

1. Lot Clustering. Minimum Lot Size requirements for single-family and townhouse dwellings may be reduced by a maximum of forty (40) percent for lots located in a cluster subdivision as permitted by CBMC 14.10 and are subject to the following additional requirements:
    1. The unit must be located in an approved cluster subdivision;

2. A dwelling unit with a zero side yard on one side shall be either attached on both sides or have a side yard of ten (10) feet from the opposite side lot line;
3. A dwelling unit With a zero side yard shall have no openings on that side abutting the lot line;
4. A dwelling unit which does not have a zero side yard shall have a minimum side yard of five feet;
5. A dwelling unit shall have a minimum front yard setback of ten (10) feet provided that there are two off-street parking spaces located on the same lot;
6. A dwelling unit shall have a minimum rear yard setback of ten (10) feet; and
7. Lot size requirements may be reduced, provided that an equal amount of land area is provided in adjacent common area or open space, exclusive of public and private roadways.

2. Reserved.

(Ord. 5307 § 1 (part), 1996)

15.10.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs."

(Ord. 5307 § 1 (part), 1996)