Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: February 26, 2024

Subject/Title

1. Approval of the request for proposal for the redevelopment of approximately .25 acres of land at 1st Avenue and S. 8th Street; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property, for the appraised value of $40,000, located within the Bluffs Center 1 Urban Renewal Area and soliciting proposals in accordance with the request for proposals.

Background/ Discussion

Background

In 2017, the City took title to property located at 1st Avenue and S. 8th Street (Parcel ID: 754436789009) under Iowa Code 6547A. This allows the City to petition the court to declare a property abandoned. Once the court awards the City title, the City files a "change of title" certificate with the County to show the City as owner. The City then obtains the property free and clear from any encumbrances (mortgages, liens, etc.) that may have been attached to the property. Later in 2017, the residence was demoed and the property has been vacant ever since. The property is located in the Bluffs Center 1 Urban Renewal Area. Staff believes it is in the best interest of the City to request proposals for the redevelopment of the site through a RFP process requesting development designs for a multi-family project. This includes disposing of the property for the appraised value of $40,000.

Discussion

In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

Attached is a copy of the request for proposal that will be available on IonWave (the City's online bidding portal) for soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil. The attached resolution asks for City Council approval of this form and content.

A separate resolution also directs the City Clerk to publish notice inviting redevelopment proposals to be submitted. Proposals are due by on April 4, 2024 by noon on IonWave. Lastly, the resolution approves April 22, 2024 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted and to dispose of City property.

Attachments

The request for proposal for the redevelopment of approximately .25 acres of land at 28th Street and 2nd Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals with the intent to dispose of city property.