RESOLUTION NO. 24-49

RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY .25 ACRES OF LAND AT 1ST AVENUE AND S. 8TH STREET.

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, the Bluffs Center 1 Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") described therein on March 3, 1969 it was filed of record in the office of the Pottawattamie County Recorder on June 3, 1970, in Book 1506, Page 350; and

WHEREAS, the Plan has been amended twelve times by amendments adopted in 1971, 1973 twice, 1974, 1975, 1984, 1987, 1990, 1993, 2003, 2009 and 2013; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, the City desires to sell the Development Property to a private developer for development into multi-family housing; and

WHEREAS, City staff has caused a Request for Proposals to be prepared, attached hereto as Exhibit 1 and made a part hereof, which sets forth information regarding the Development Property and requirements and evaluation criteria for proposals to develop the Development Property; and

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer the Development Property for redevelopment as set out herein.

WHEREAS, the City of Council Bluffs wishes to invite proposals from and make available all pertinent information to anyone interested in acquiring and rehabilitating said property; and

WHEREAS, the City staff is authorized and directed to publish a notice of invitation in the Council Bluffs Daily Nonpareil; and

WHEREAS, the City will consider all redevelopment proposals submitted by April 4, 2024 at noon and select the proposals it deems to be in the best interest of the public; and

WHEREAS, all proposals shall be considered at a public hearing on April 22, 2024 at 7:00 pm in the Council Chambers, City Hall, Council Bluffs, Iowa.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA:

1. That the form and content of the Request for Proposal attached hereto, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed.

2. That City staff is are hereby authorized, empowered, and directed to do all such acts and things as may be necessary to carry out and comply with the provisions of the Request for Proposals, and the City's receipt of proposals thereunder.

3. The Development Property offered for sale and redevelopment in accordance with the Request for Proposals is legally described as follows:

W31' Lot 4 and E1/2 Lot 13, Block 11 Bayliss 1st Addition

PASSED AND APPROVED this 26th day of February, 2024.

_____
Matthew J. Walsh, Mayor

ATTEST:

_____
Jodi Quakenbush

Attach Request for Proposals as Exhibit 1