Actions

2024 - 17 (Disposition of City Property along S 24th St for Redevelopment) Unsealed

Response Submitted - 3/12/2024 10:11:44 AM (CT)

Type Date Issued Description

Bid event has closed. Bid responses can no longer be submitted.

Award | Event Details | Questions | Attachments | Attributes | Response Attachments | Response Submission

Supplier Response Summary

Response Total: $0.00

General/Corporate Address

Supplier Name	Sapp Bros. Inc.
Address	9915 South 148th Street Omaha, NE 68138
Phone	(402) 895-2202 x16305
Fax	(402) 895-4253
Contact Name	Eric Ziph
Email	eziph@sappbros.net

Your User Profile

Title	Vice President
Name	Mr. Eric Ziph
Office Phone	(402) 895-2202 x16305
Fax Phone	
Mobile Phone	(402) 679-4729
Email	eziph@sappbros.net

Digital Signature

By submitting your response, you certify that you are authorized to represent and bind your company.

Your Full Name:	Andrew Richard	Your Email Address:	arichard@sappbros.net

Attachment A
South 24th Street Proposal Application Form

Bidder Information

1. Name of Business: Sapp Bros., Inc.
2. Address: 9915 S 148th Street
3. City, State & Zip Code: Omaha, NE 68138
4. Contact Person: Andrew Richard Title: CEO
5. Phone: 402-895-7038 Fax: _____ Email: arichard@sappbros.net
6. FEIN: 47-0720019

Bid Amount: 120,000.00

(Appraised Value $120,000.00)

Business Information

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

Since June 1st of 1978 Sapp Bros. Travel Centers has been part of the Council Bluffs business community. We operate a travel center immediately to the south of the property we are bidding on. We own the 36 acre parcel to the immediate west of the property we are bidding on and the aquisition of this property will allow us to further develop the Council Bluffs business community.

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.

In the realm of urban development, strategic acquisitions often pave the way for transformative projects that not only benefit private entities but also uplift communities. The proposition for Sapp Bros to acquire a parcel for future development, particularly in conjunction with the Pedcor project, holds significant promise for unlocking substantial value and fostering sustainable growth. This essay elucidates the rationale behind this acquisition, emphasizing the synergies, economic benefits, and community impact it entails.

At the forefront of this proposition lies the Pedcor project under contract, a prospective 240-unit multifamily development with an estimated value of $40 million. This ambitious endeavor signifies not only a substantial investment but also a commitment to enhancing the urban landscape and providing modern living spaces. However, the success of such a project hinges not only on its individual merits but also on its integration with the surrounding environment. Herein lies the pivotal role of the adjacent parcel.

While the standalone value of the parcel may seem limited, its amalgamation with Sapp Bros' presents a unique opportunity to unlock its latent potential. By combining forces, Sapp Bros can leverage their expertise, resources, and established presence to synergistically enhance the viability and scope of the Pedcor project. This integration is not merely about maximizing profits but about realizing the project's full potential for the benefit of both the company and the community at large.

One of the primary reasons for Sapp Bros to acquire this parcel is to ensure the successful execution of the Pedcor project. This entails not only securing additional space for future development of Sapp Bros remaining parcel after split-off with Pedcor, but also streamlining logistical considerations, such as access and infrastructure. It affords sufficient street frontage to provide adequate ingress and egress. Without adequate access to the adjacent parcel, the seamless integration of amenities, services, and communal spaces envisioned for the Pedcor project may be compromised.

There are multiple potential hotel/restaurant operators with interest in developing the remaining parcel provided adequate access can be provided, this parcel is an integral part of being able to get that put together successfully for highest and best use.

Therefore, acquiring this parcel also allows the purchaser to provide the secondary easement access to the Pedcor parcel as City Planning has requested without encumbering or adversely affecting the existing Sapp Bros Travel Center operations and traffic flows. Additionally, acquiring this parcel is not just advantageous but imperative for realizing the project's vision in its entirety.

Moreover, the acquisition aligns with Sapp Bros' long-term strategic objectives and commitment to sustainable urban development by expanding their footprint and diversifying.

Please refer to the attached site plan drawing showing Pedcor parcel, second access easement, size of remainder parcel, etc.

Project Timeline *(add additional rows as needed)*	Beginning Activity Date	Activity Completion Date
Pedcor project	Q4 2024	2026
Marketing for development of remaining land	Upon acquisition, RFP	
Likely development	1 to 5 years	

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
NA, see Project Information				
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:	$ 120K	cash	Purchase through RFP.
Source B:	$		
Source C:	$		
TOTAL	$		

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

No contingencies.

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)

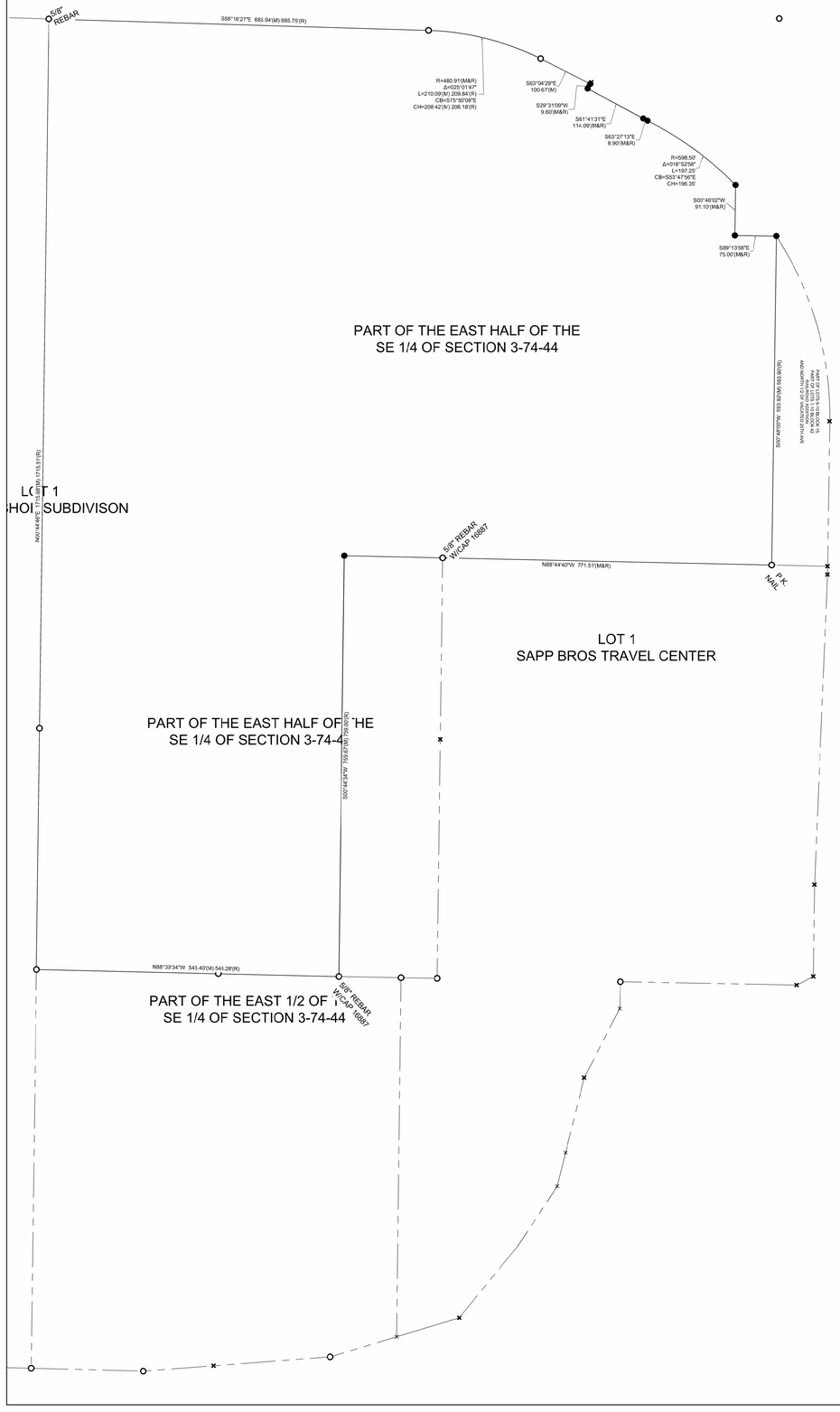
The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements. All bids are final, no bids received may be withdrawn or amended after being duly received and recorded by the City of Council Bluffs.

Name: Andrew W. Richard

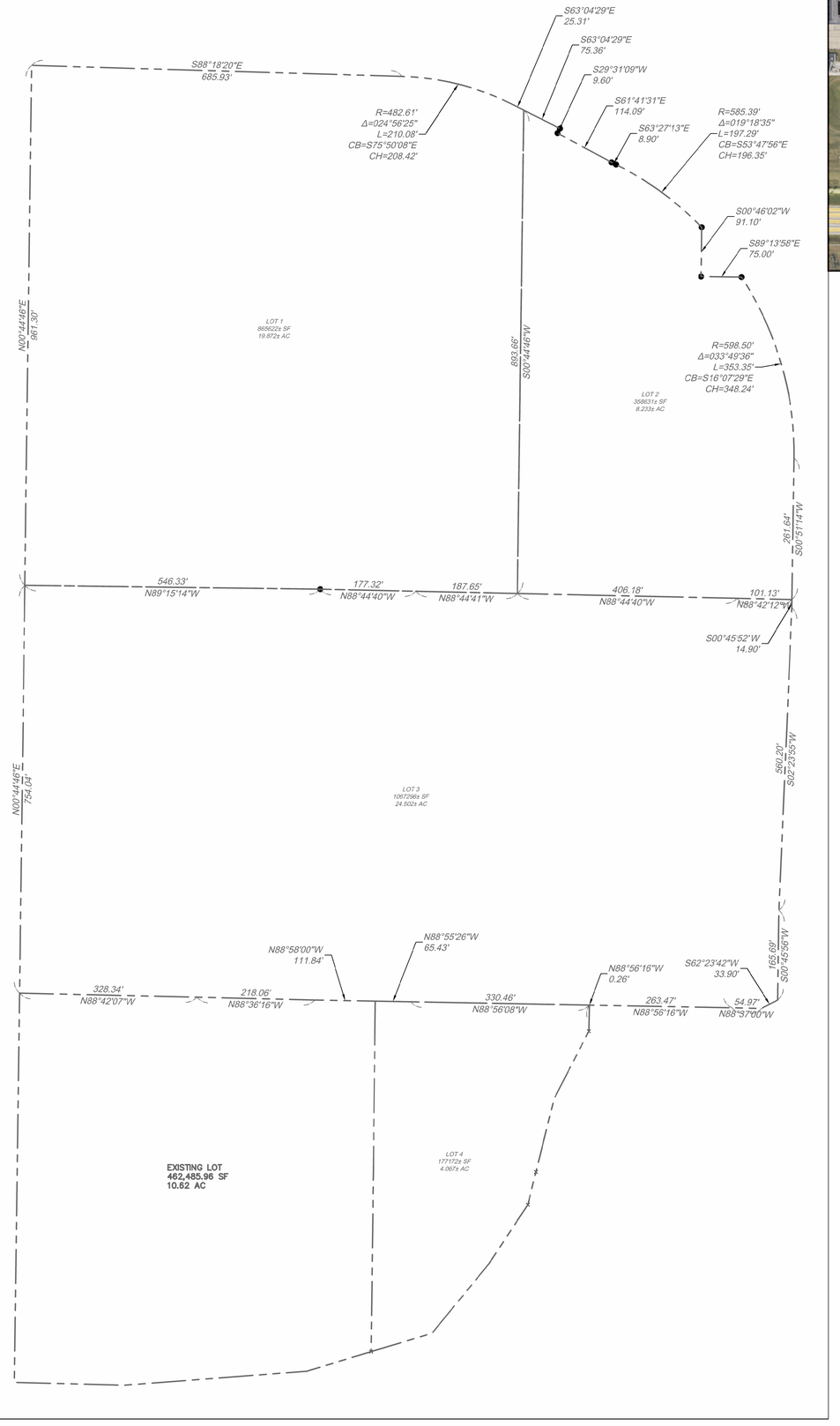
Title: CEO

Signature: Andrew W. Richard

EXISTING



PROPOSED





VICINITY MAP
NOT TO SCALE

N

0' 50' 100' 200'
SCALE IN FEET

olsson
Engineering - Nebraska COA #CA-0638
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EXHIBIT

EXISTING AND PROPOSED RE-PLAT

COUNCIL BLUFFS | POTTAWATTAMIE COUNTY | IOWA | 2024

drawn by:	MPG
checked by:	JDM
approvec by:	---
QA/QC by:	---
project no.:	023-04558
drawing no.:	
date:	03/11/2024

SHEET
1 of 1

DWG: F:\2023\04501-05000\023-04558\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_FPT01_02304558.dwg USER: jmccarville
DATE: Mar 11, 2024 5:15pm XREFS: C_PBNDY_02304558 C_XBNDY_02304558 TERRY_ROTHANZL_IS_NE