**Council Communication**

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| Department: Community Development | Resolution No.: 24 - | City Council: July 22, 2024<br>Public Hearing: Sept 9, 2024 |

**Subject/Title**

1. Approval of the request for proposals for new residential development on the south side of the City owned East Manawa subdivision; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property and soliciting proposals in accordance with the request for proposals, and setting a public hearing for September 9, 2024 as the date of public hearing on the intent to accept the selected development proposal submitted.

**Background/ Discussion**

Background

In 2022, the City purchased 93.17 acres located on E. Manawa Drive using ARPA funds of $4,190,000. Conceptual plans show a range from 600 to 900 housing units on the property depending on design and developer selection. The City will be selecting a developer for the site in the near future. The City is applying for an IEDA grant for up to 8M. These funds would be used on the south corridor of the property to help with infrastructure cost and construction of up to 40 single family housing units. In order to proceed with the application, the City must select a developer/builder to assist in the construction of the single-family housing units.

Discussion

East Manawa Subdivision will be declared an Urban Renewal Area in the future to support its development. 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 and to comply with Iowa urban renewal laws. This 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 uploaded into the City's 'IONWAVE' bid letting web application and emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. 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 development proposals to be submitted. Proposals are due by 4:00 p.m. on August 23, 2024. Lastly, the resolution approves September 9, 2024 as the date of public hearing on the intent to accept the selected development proposal(s) submitted.

**Attachments**

1. Request for Proposals
2. Resolution

Submitted by: Courtney Harter, Community Development Director