**Council Communication**

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| Department:<br>Community Development | Ordinance No.: N/A<br><br>Resolution No.: 24- | Set Public Hearing: 8-26-2024<br>Public Hearing: 9-9-2024<br>Award Contract: 10-7-2024 |

**Subject/Title**

Set Public hearing to approve the plans, specifications and form of contract for the East Manawa Grading Project.

**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 $8 million. These funds would be used on the south corridor of the property to help with 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

The City is ready to bid the needed dirt work to grade the site according to the master plan. The timeline shall be as follows:

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| 9-10-2024 | Distribute bid documents to contractors |
| 9-19-2024 | Bid opening at 10:00am on IonWave |
| 10-7-2024 | City Council award replacement contract |
| Oct 2024 | Start construction |
| Dec 2024 | Construction complete |

**Staff Recommendation**

Staff recommends approval of the resolution setting the public hearing for the plans, specifications and form of contract for the East Manawa Grading Project for September 9, 2024.

**Attachment**

Resolution

Submitted by: Courtney Harter, Community Development Director