Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: September 9, 2024

Subject/Title

1. Approval of the request for proposals for new residential and/or mixed-use development on property legally described as Lots 1 through 16, Block 12, Bryant and Clark Addition and all adjacent vacant alleys; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals, and setting a public hearing for November 18, 2024 as the date of public hearing on the intent to accept the selected development proposal submitted.

Background/ Discussion

The City of Council Bluffs is inviting proposals for the purchase and development of a 2.54-acre parcel of land in west Council Bluffs. The property, situated north of 2nd Avenue between South 28th Street and South 29th Street, is intended for the development of a multi-family housing project consisting of approximately 100 units. This opportunity is being managed by the city's Community Development Department, which is seeking developers interested in contributing to the area's residential growth.

Originally purchased and cleared with Community Development Block Grant (CDBG) funds, this site will require an affordable component of 51% of the units at or below 80% of the median family income.

Discussion

This parcel is located within the West Broadway Urban Renewal Area. 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 5:00 p.m. on October 25, 2024 to the Community Development Department. Lastly, the resolution approves November 18, 2024 as the date of public hearing on the intent to accept the selected development proposal submitted.

Attachments

The request for proposal for development on property legally described Lots 1 through 16, Block 12, Bryant and Clark Addition and all adjacent vacant alleys is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.