Council Communication

Department: Community Development Applicant: Atlas Builders LLC 20 Ridge Drive W Council Bluffs, IA 51501	Corrective Reso. No. _____ Case # OTB-24-007 OTB-24-008	Council Meeting: 12/16/2024

Subject/Title

Atlas Builders LLC has requested the business name change from Atlas Builders, LLC to Atlas Property Holdings, LLC to amend Resolutions 24-292 and 24-293 for the purchase of City-owned property located at 1612 7th Avenue legally described as Everetts Addition E 45 FT, Lot 10 EX N 6 FT for Alley, Block 25, City of Council Bluffs, Pottawattamie County, Iowa and property located at 1614 7th Avenue legally described as Everetts Addition W 15 FT, Lot 10, and E 30 FT, Lot 11, Block 25, EXC N 5 FT for Alley, City of Council Bluffs, Pottawattamie County, Iowa

Location: 1612 7th Avenue and 1614 7th Avenue

Background/Discussion

The Community Development Department has received an offer from Atlas Builders LLC to purchase City-owned property located at 1612 7th Avenue legally described as Everetts Addition E 45 FT, Lot 10 EX N 6 FT for Alley, Block 25, City of Council Bluffs, Pottawattamie County, Iowa and 1614 7th Avenue legally described as Everetts Addition W 15 FT, Lot 10, and E 30 FT, Lot 11, Block 25, EXC N 5 FT for Alley, City of Council Bluffs, Pottawattamie County, Iowa. The subject properties is zoned R-2/Two-Family Residential District and are classified as 'transitional preserve' due to the use of Community Development Block Grant – COVID-19 Assistance Program (CDBG-CV) funds to acquire and demolish the structures. The subject properties are located within a flood zone.

The subject property was acquired by the City of Council Bluffs on June 27, 2023. The City has demolished the structures using funds from the CDBG-CV Program. With the location of these properties we are unable to use the CDBG funding to create affordable housing options. In this instance, the selling price is set by the total amount the City has incurred to purchase and demolish the homes. Staff released an RFP allowing for the lots to be purchased at the total amount the City has incurred to purchase and demolish the homes which would "buy out" the affordability requirement.

The 1612 7th Avenue property shall be priced at the total amount the City has incurred to purchase and demolish the home, which is $11,682.00. The applicant has offered $12,032.00 to purchase the property, and has submitted the required 50% down payment ($6,016.00). The 1614 7th Avenue property shall be priced at the total amount the City has incurred to purchase and demolish the home, which is $12,618.00. The applicant has offered $12,968.00 to purchase the property, and has submitted the required 50% down payment ($6,484.00). Proceeds from the sale will be deposited into the CDBG account. This is required to remove the affordability requirement.

The 1612 7th Avenue property is zoned R-2/Two-Family Residential District and measures 45' x 130' (5,850 square feet) which exceeds the minimum lot size requirements for the R-2/Two-Family Residential District.

The 1614 7th Avenue property is zoned R-2/Two-Family Residential District and measures 45' x 130' (5,850 square feet) which exceeds the minimum lot size requirements for the R-2/Two-Family Residential District. The applicant has submitted preliminary duplex house plans to the City with their offer.

Atlas Builders, LLC has requested the business name Atlas Property Holdings, LLC be used instead of Atlas Builders, LLC.

Recommendation

The Community Development Department recommends amending Resolutions 24-292 and 24-292 from Atlas Builder, LLC to Atlas Property Holdings, LLC for the purchase of property located at 1612 7th Avenue legally described as Everetts Addition E 45 FT, Lot 10 EX N 6 FT for Alley, Block 25, City of Council Bluffs, Pottawattamie County, Iowa and property located at 1614 7th Avenue legally described as Everetts Addition W 15 FT, Lot 10, and E 30 FT, Lot 11, Block 25, EXC N 5 FT for Alley, City of Council Bluffs, Pottawattamie County, Iowa.

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