Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 25-	Set Public Hearing: March 24, 2025 Public Hearing: April 7, 2025 Award Contract: May 19, 2025

Subject/Title

Set Public hearing to approve the plans, specifications and form of contract for the Mohawk Street phase of the E. Manawa Subdivision.

Background

In 2022, using ARPA funds of $4,190,000, the City purchased approximately 93 acres along E. Manawa Drive to develop for housing. Overall conceptual plans show a range of 600 to 900 housing units on the property depending on design and developer selection. The overall subdivision will be developed in phases to respond to market demand. This RFP is for the approximately 2.2 acres portion that is situated at the southeast corner of Mohawk Street and Comanche Street, and is intended for the development of a two-family attached housing project consisting of approximately 22-24 units. This area should feature low-density housing, attached residential units, establishing a westerly boundary within the overall 93 acre site that complements future phases of the development. The site is part of land that has been designated as the east Manawa Drive Residential Urban Renewal Area and has been prioritized for economic and housing development. The site is within 2.5 miles of the following local amenities:

- Lake Manawa City Park (0.25 miles or less)
- Council Bluffs Power Center and Metro Crossing (1.75 miles)
- Metro Area Transit Yellow Line (0.75 miles)
- Interstate-29 (1.5 miles)
- Lewis Central Community School District Campus (2.75 miles)
- Council Bluffs trail system (0.5 miles)

Discussion

The City is ready to bid the above described Mohawk Street phase of the E. Manawa Subdivision. The timeline shall be as follows:

April 8, 2025	RFP released on IonWave
May 2, 2025	RFP closed on IonWave
May 19, 2025	City Council Award Contract
July 2025	Start construction

Staff Recommendation

Staff recommends approval of the resolution setting the public hearing for the plans, specifications and form of contract for the Mohawk Street phase of the E. Manawa Subdivision.

Attachment

Resolution
Notice of Public Hearing