Council Communication

Department Community Development	Ordinance No.: N/A Resolution No.: 25-	Set Public Hearing: March 10, 2025 Public Hearing: March 24, 2025 Award Contract: June 9, 2025

Subject/Title

Public hearing to approve the plans, specifications and form of contract for the multi-family 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 northernly 8.5 acres portion that is situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, and is intended for the development of a multi-family housing project consisting of approximately 180 units. This area should feature higher-density housing, establishing a distinct edge area 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. Directly south of Veteran's Memorial Highway, the site is within 2.5 miles of the following local amenities:

- Lake Manawa City Park (0.5 miles)
- Council Bluffs Power Center and Metro Crossing (1.2 miles)
- Metro Area Transit Yellow Line (0.4 miles)
- Interstate-29 (0.8 miles)
- Lewis Central Community School District Campus (2.2 miles)
- Council Bluffs trail system (0.1 miles)

Discussion

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

March 24, 2025	RFP released on IonWave
May 22, 2025	RFP closed on IonWave
June 9, 2025	City Council Award Contract
July 2025	Start construction

Staff Recommendation

Staff recommends approval of the resolution for the public hearing for the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.

Attachment

Resolution
Notice to Public Hearing