Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 25-	City Council: April 21, 2025 Public Hearing: July 14, 2025

Subject/Title

1. Approval of the request for proposals (RFPs) for a new multi-family use development on a portion of property generally located on an 8.5-acre parcel of land situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the East Manawa Drive Housing Urban Renewal Area and soliciting proposals in accordance with the request for proposals, and setting a public hearing for July 14, 2025 as the date of public hearing on the intent to accept the selected development proposal submitted.

Background

The City of Council Bluffs is inviting proposals for the purchase and development of an approximate 8.5-acre parcel of land in the Lake Manawa Neighborhood of Council Bluffs. The property, situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, is intended for the development of a multi-family housing project consisting of approximately 180 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.

Discussion

This parcel is located within the East Manawa Drive Housing 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 10:00 a.m. on June 26, 2025 to the Community Development Department. Lastly, the resolution approves July 14, 2025 as the date of public hearing on the intent to accept the selected development proposal submitted.

Staff Recommendation

Staff recommends approval of the resolution for the approval of the request for proposals (RFPs) for a new multi-family use development on a portion of property generally located on an 8.5-acre parcel of land situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club; and

Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the East Manawa Drive Housing Urban Renewal Area and soliciting proposals in accordance with the request for proposals, and setting a public hearing for July 14, 2025 as the date of public hearing on the intent to accept the selected development proposal submitted.

Attachment

Request for Proposals
Resolutions
Notice of Public Hearing