Council Communication

Department: Community Development	Resolution No.: 25 -	City Council: 5-19-2025 Public Hearing: 7-14-2025

Subject/Title

1. Approval of the request for proposals for new residential development on the south side of the City owned East Manawa subdivision; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property 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/ Discussion

Background

In 2022, the City purchased 93.17 acres located on E. Manawa Drive using ARPA funds of $4,190,000. Conceptual plans show a range from 600 to 900 housing units on the property depending on design and developer selection. The first phase of the development is the construction of 40 single-family attached housing units through the City's grant from the Iowa Economic Development Authority (IEDA) to provide new housing to households at or below 80% of the median family income (MFI). IEDA's 2019 Single Family Housing Production and Down Payment Assistance Program awarded Council Bluffs $6,873,501.

Discussion

East Manawa Subdivision is in an Urban Renewal Area in the future to support its development. 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 4:00 p.m. on June 25,2025. Lastly, the resolution approves July 14,2025 as the date of public hearing on the intent to accept the selected development proposal(s) submitted.

Attachments

1. Request for Proposals
2. Resolution

Submitted by: Courtney Harter, Community Development Director