Council Communication

Department: Community Development	Resolution No.: 25 -	Public Hearing: May 19, 2025

Subject/Title

Resolution proposal to enter into a purchase, sale and development agreement with Spin Lofts, LLC for the construction of a multi-family housing development.

Background/ Discussion

Background

In 2009, the City began acquisition and demolition of structures on the 3.0 acres of land located at 21st Avenue and South 6th Street utilizing Community Development Block Grant (CDBG) and Neighborhood Stabilization (NSP) funds. The properties were considered blighted and/or in foreclosure at the time. In 2022, the City received a grant for $904,336 to complete the needed infrastructure and site work to assist in the creation of a new multi-family project. Because CDBG funds were used, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).

Discussion

In June of 2022, Spin Lofts, LLC entered into a purchase agreement with the City of Council Bluffs for the purchase of this property to develop an affordable multi-family housing project. This is to convey real property to Spin Lofts, LLC and to consider a proposal in the form of a Purchase, Sale, and Development Agreement ("Agreement"). The City is updating the agreement with the following terms: $800,000 HOME Investment Partnership Program funds and $700,000 HOME-ARP funds. Additionally, the land value of $100,000 will be forgiven upon issuance of Certificate of Occupancy.

Recommendation

The Community Development Department approval of the development and authorizing the Mayor to execute the Development Agreement with Spin Lofts, LLC.

Attachments

Draft Development Agreement
Resolution