RESOLUTION NO. 25-131

RESOLUTION APPROVING MINIMUM DEVELOPMENT REQUIREMENTS, COMPETITIVE CRITERIA, AND PROCEDURES FOR DISPOSITION OF CERTAIN CITY OWNED PROPERTY ALONG EAST MANAWA DRIVE; AND SOLICITING PROPOSALS IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS AND SETTING A PUBLIC HEARING FOR JULY 14, 2025 TO ACCEPT PROPOSALS.

WHEREAS, in 2022, the City purchased 93.17 acres along East Manawa Drive in order to create a new residential subdivision to increase the housing stock of Council Bluffs; and

WHEREAS, the City plans to create an Urban Renewal Area on the city-owned land; and

WHEREAS, the City wishes to procure a developer or builder for the first phase of the project to create 40 housing units in conjunction with the State of Iowa Economic Development Authority CDBG-DR Single Family Housing Production and Down Payment Assistance Program; and

WHEREAS, the City must secure a developer or builder to commit to the construction of the new single-family housing units; and

WHEREAS, the release of the Request for Proposals shall set forth the minimum requirements for proposals to develop Phase I and evaluation criteria for such proposals; and

WHEREAS, In order to comply with Iowa Code Section 403.8, the City is establishing reasonably competitive bidding procedures for the disposition of the Development Property and all developers interested in submitting a proposal to compete for the sale and redevelopment of the project must submit a proposal meeting the requirements set forth in the Request for Proposal and set forth herein; and

WHEREAS, To give full and fair opportunity for developers interested in submitting a proposal for the sale and redevelopment of the project, this Council should by this Resolution:

1. Approve the minimum requirements for developers/builders.
2. Set a date for receipt of competing proposals and the opening thereof; and provide for review of such proposals with recommendations to this Council in accordance with established procedures.
3. Approve and direct publication of a notice to advise any would-be bidders of the opportunity to compete for the sale of the project on the terms and conditions set forth herein.

WHEREAS, This Council believes it is in the best interest of the City to act expeditiously as possible to offer the Development Property for redevelopment as set out herein.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA:

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in this Resolution, the Plan, and the Request for Proposals is generally located on the southerly portion of the City-owned property from Mohawk Street to East Manawa Drive.

2. It is hereby determined that the requirements set forth in the Request for Proposals shall be considered the minimum development requirements, which requires that each proposal must include and provide for the developer's purchase of the Project at not less than the fair value for use in accordance with the Plan, and include the following information:

    a. Cove Page – Summary of qualifications. Include relevant contact information.

    b. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.

    c. Project Timeline – A timeline for the project design, bidding, construction and occupancy.

    d. SAM.gov Registration – Must be registered in SAM.gov and show not on debarred list.

3. It is hereby determined that the evaluation criteria set forth in the Request for Proposals shall constitute the competitive criteria by which any proposals submitted shall be evaluated, which includes the following criteria:

    a. Developer's Experience and Capacity (75%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.

        Developers and builders are encouraged to partner together.

    b. Units (25%): The number of units the developer is able to construct during the allotted timeline. Preference will be giving to developers/builders that can commit to at least 5 or more units.

4. The City Clerk is authorized and directed to secure immediate publication of the text of this Resolution in the NonPareil, a newspaper having general circulation in the community.

5. Proposals for the purchase of the Development Property must be received by the City's electronic submission system at https://cbiabids.ionwave.net/ on or before 4:00 P.M. on June 25, 2025. Said proposals must be electronically submitted in accordance with the instructions set forth in the Request for Proposals. The Community Development Director,

or his designee, is hereby authorized and directed to make a preliminary analysis of each such proposal for compliance with the minimum requirements established by this Resolution and by the Request for Proposals, and to advise the Council with respect thereto.

6. Proposals meeting the minimum requirements will then be presented to the City Council at 7:00 P.M. on July 14, 2025, at its meeting to be held in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503. The Council shall judge the strength of the proposals meeting the foregoing minimum requirements by the criteria set forth above and shall make the final evaluation and selection of a proposal.

7. The minimum development requirements, competitive criteria, and procedures set forth in this Resolution and in the Request for Proposals are hereby determined to be "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8. If there is any discrepancy between this Resolution and the Request for Proposal, the more detailed Request for Proposal shall control.

8. In the event qualified proposals are timely submitted and the City Council accepts a proposal, the City will file or publish notice of the intent of the City of Council Bluffs, Iowa to accept a proposal, to the extent required by law.

PASSED AND APPROVED this 19th of May 2025.

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk