Council Communication

Department: Community Development	Resolution No.: 25 -	Public Hearing: 7-14-2025

Subject/Title

Resolution to approve _____ as the preferred builder of the East Manawa Phase I Housing Project.

Background/ Discussion

In February, the City was awarded $6,873,501 from the Iowa Economic Development Authority's (IEDA) 2019 Single Family Housing Production and Down Payment Assistance Program. The award provides funding to assist in the construction of 40 new attached single-family dwellings that will be sold to households at or below 80% of the median family income (MFI).

In May, it was determined a new builder must be selected for the construction of the units. A Request for Proposals (RFP) was released with responses due June 25, 2025. The City received seven (7) submittals from qualified builder teams:

1. CB Homes, Inc (Harlan)
2. Next Generation Project (Council Bluffs)
3. Sudbeck Homes (Bellevue)
4. R. Perry Construction (Sioux City)
5. Jay Kathol Investments (Council Bluffs)
6. Knudson Companies (Council Bluffs)
7. Mark Hughes Construction (Glenwood)

All seven submittals state their ability to meet the City's timeline for completion of the 40 units by December 2026.

Because of the overwhelming response to the RFP, Staff requests the public hearing set for July 14, 2025 be continued to July 28, 2025 in order to review and thoroughly evaluate the submittals. During this time, Staff will reach out to each submittal team and ask pertinent questions to their proposals to ensure the best team is selected.

Recommendation

The Community Development Department recommends approval of _____ as the preferred builder for the East Manawa Phase I Housing Project.

Attachments

1. Resolution
2.

Submitted by: Courtney Harter, Community Development Director