RESOLUTION NO. 25-179

RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 24-243 in 2024, approved and adopted the East Manawa Drive Housing Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the East Manawa Drive Housing Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, approximately 8.5 acres in size, (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, by Resolutions No. 25-109 and 25-110, both adopted April 21, 2025, this Council approved a Request for Proposals to purchase and develop the Development Property into multi-family housing, which Request for Proposals set forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; Council determined that the minimum development requirements, competitive criteria, and procedures set forth in the Request for Proposals were “reasonable competitive bidding procedures” in substantial conformance with the provisions of Iowa Code Section 403.8; and directed that notice of the City’s intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals be published; and

WHEREAS, notice of the City’s intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals was duly published in the Nonpareil, a legal newspaper published at least once weekly and having general circulation in said City, in conformance with Iowa Code Section 362.3; and

WHEREAS, following evaluation of the submitted proposals, this Council has selected one proposal that it intends to accept; and

WHEREAS, this Council desires to declare its intent to accept a proposal, subject to the approval of a purchase, sale, and development agreement to be drafted by the City’s legal counsel.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in the Request for Proposals, subject to the approval of a purchase, sale, and development agreement, is situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, approximately 8.5 acres in size.

2. It is hereby determined that the proposal submitted by Lockwood Development (the "Proposal") satisfies the requirements of the Request for Proposals and, subject to the drafting and execution of a purchase, sale, and development agreement drafted by the City's legal counsel for the sale and redevelopment of the Development Property under the terms of the Proposal, with such modifications as determined appropriate by the City Council, the City intends to accept the Proposal no sooner than thirty (30) days from the date of this resolution and following completion of a public hearing.

3. City staff is hereby authorized and directed to work with the City's legal counsel to draft and negotiate a purchase, sale, and development agreement consistent with the terms of the Proposal, subject to modifications as determined appropriate by the City Council; to set a public hearing to consider the purchase, sale and redevelopment agreement no sooner than thirty (30) days from the date of this resolution; and to publish notice of such public hearing in a manner consistent with Iowa law.

ADOPTED
AND
APPROVED July 14, 2025

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Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk