Council Communication

Department: Community Development Applicant: USA Builders, LLC 2423 S. 8th Street Council Bluffs, IA 51501		City Council: 7/28/2025

Subject/Title

Request: Request by USA Builders, LLC for a 9-month extension of time to construct two residential dwellings on property formerly owned by the City of Council Bluffs located at 1711 4th Ave and 1715 4th Ave, being legally described as East ½ of Lot 3, Block 45, Beers Subdivision and West ½ of Lot 3, Block 45, Beers Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

The Community Development Department has received a request from USA Builders, LLC, for an extension of time to construct two residential dwellings on property formerly owned by the City of Council Bluffs, as legally described above.

On March 25, 2024, the Council Bluffs City Council adopted Resolution No. 24-92 (see Attachment A), which disposed of surplus City-owned property to USA Builders, LLC. The purchase price was $15,282.00 As part of the forgivable mortgage, City Council agreed to forgive the balance due for the property ($15,282.00) if a residential dwelling is constructed and issued a Certificate of Occupancy within fifteen months from the date of approval. The home must also be sold to a household at or below 80% of the median family income. The property was deeded to USA Builders, LLC on December 4, 2024 and USA Builders, LLC has until March 4, 2026 to construct a residential dwelling in order to have the remaining balance on the property forgiven by the City.

USA Builders has split the original property into two parcels. The property is now 1711 4th Avenue and 1715 4th Avenue. USA Builders, LLC is constructing two residential dwellings on the two parcels. USA Builders, LLC is requesting a time extension until December 4, 2026 in order to construct both residential dwellings. If the extension request is approved by Council, the Community Development Department will amend the mortgage terms to allow an additional 9-months for two new residentials dwellings to be constructed on the parcels.

Recommendation

The Community Development Department recommends approval of the request by USA Builders, LLC for a 9-month extension of time to construct two residential dwellings on property legally described as East ½ of Lot 3, Block 45, Beers Subdivision and West ½ of Lot 3, Block 45, Beers Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. The applicant shall complete construction and obtain a Certificate of Occupancy for two new residential dwellings on the subject property by December 4, 2026;
2. If the applicant cannot complete construction and obtain a Certificate of Occupancy for the residential dwellings by December 4, 2026, an extension of time shall be requested in writing to the Community Development Department prior to the expiration date.

Attachments

Attachment A: Resolution No. 24-92

Prepared by: Marianne Collins, Housing & Economic Development Planner
Submitted by: Courtney Harter, Director Planning & Community Development