Council Communication

Community Development Department	Resolution No.: 25-	City Council: July 28, 2025

Subject/Title

1. Approval of the request for proposals (RFPs) for new two-family attached residential use development on a portion of property generally located on a 2.2-acre parcel of land situated at the southeast corner of Mohawk Street and Comanche Street; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the East Manawa Drive Housing Urban Renewal Area and soliciting proposals in accordance with the request for proposals.

Background

The City of Council Bluffs is inviting proposals for the purchase and development of an approximate 2.2-acre parcel of land in the Lake Manawa Neighborhood of Council Bluffs. The property, situated at the southeast corner of Mohawk Street and Comanche Street, is intended for the development of a two-family attached housing project consisting of approximately 22-24 units. This opportunity is being managed by the city's Community Development Department, which is seeking developers interested in contributing to the area's residential growth.

Discussion

This parcel is located within the East Manawa Drive Housing Urban Renewal Area. In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond and to comply with Iowa urban renewal laws. This includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

This is the second time this project has gone out to RFP. The first time the RFP was released in April, no responses were submitted. Due to not receiving any responses, staff is proposing an ‘Open” bidding process. The intention is to keep this RFP open until all lots are sold. It is not required for a bidder to bid on all 22-24 lots. Additionally, since this is an open RFP, this means the City will be able to view responses as they are submitted in IonWave. The RFP is set to tentatively close on January 29, 2026. However, if qualified bid(s) are submitted prior to that date, the RFP may close earlier. Conversely, if not all lots are bid on by said date, the RFP close date may be extended. The lot prices were also lowered from $55,000 to $35,000 for this RFP.

Attached is a copy of the request for proposal that will be uploaded into the City’s IonWave bid letting web application and emailed to developers, real estate firms and other parties soliciting submissions. The proposal’s availability will be published in the legal ad section of the Nonpareil and posted on the City’s website. The attached resolution asks for City Council approval of this form and content.

A separate resolution also directs the City Clerk to publish notice inviting development proposals to be submitted. Proposals are tentatively due by 10:00 a.m. on January 29, 2026 to the Community Development Department. Public Hearings for the sales will be scheduled as proposals are ready for approval.

Attachments

Request for proposals
Resolutions