RESOLUTION NO. 25-193

RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.22 ACRES OF LAND AT THE SOUTHEAST CORNER OF MOHAWK STREET AND COMANCHE STREET

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 (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, the City desires to sell the Development Property to a private developer(s) for development into two-family attached residential; and

WHEREAS, City staff has caused a Request for Proposals to be prepared, attached hereto as Exhibit 1 and made a part hereof, which sets forth information regarding the Development Property and requirements and evaluation criteria for proposals to develop the Development Property; and

WHEREAS, it is the intention of the City to keep this RFP open until all lots are sold. Therefore, it is not required for a bidder to bid on all 22-24 lots.

WHEREAS, an open RFP allows the City to view responses as they are submitted in IonWave.

WHEREAS, the RFP is set to tentatively close on 10:00 A.M. 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.

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as 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. That the form and content of the Request for Proposal attached hereto, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed.

2. That City staff is are hereby authorized, empowered, and directed to do all such acts and things as may be necessary to carry out and comply with the provisions of the Request for Proposals, and the City's receipt of proposals thereunder.

3. The Development Property offered for sale and redevelopment in accordance with the Request for Proposals is legally described as follows:

   An approximate 2.22 acre portion of a parcel of land being a portion of northwest quarter of the northwest quarter (nw1/4 nw1/4) and the southwest quarter of the northwest quarter (sw1/4 nw1/4) and the southeast quarter of the northwest quarter (se1/4 nw1/4) of section 18, township 74 north, range 43 west and a portion of the southeast quarter of the northeast quarter (se1/4 ne1/4) of section 13, township 74 north, range 44 west all in the City of Council Bluffs, Pottawattamie county, Iowa.

PASSED AND APPROVED this 28th day of July 2025.

_____
Matthew J. Walsh, Mayor

ATTEST:

_____
Jodi Quakenbush, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of said City showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individual named therein as officers to their respective positions.

WITNESS my hand and the seal of said Council hereto affixed this _____ day of _____, 2025.

_____
City Clerk, City of Council Bluffs, Iowa

(SEAL)

Attach Request For Proposals As Exhibit 1