**Council Communication**

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| Department: Community Development | Resolution No.: 22 - | City Council: January 10, 2022<br>Public Hearing: February 28, 2022 |

**Subject/Title**

1. Approval of the request for proposal for the redevelopment of approximately 3.0 acres of land at the southeast corner of 21st Avenue and S. 6th Street; and
2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located at the southeast corner of 21st Avenue and S. 6th Street and soliciting proposals in accordance with the request for proposals.
3. Set public hearing on intent to accept the selected proposal for February 28, 2022

**Background/ Discussion**

Background

In 2009, the City began acquisition and demolition of structures on the 3.0 acres of land located at 21st Avenue and South 6th Street utilizing Community Development Block Grant (CDBG) and Neighborhood Stabilization (NSP) funds. The properties were considered blighted and/or in foreclosure at the time.

After demolition and the release of a Request for Proposals (RFP), a proposal from CommonBond Communities was chosen. In November of 2012, Wabash Place LLLP entered into a purchase agreement with the City of Council Bluffs for the purchase of this property to develop an affordable multi-family housing project. However, after two unsuccessful Low Income Housing Tax Credit (LIHTC) applications, one Community Development Block Grant – Disaster application and two extensions on closing, the City of Council Bluffs terminated the purchase agreement with Wabash Place LLLP as of January 15, 2015. Then the City readvertised the availability of the land in August 2015 and received two proposals. J Development was selected from the RFP process; however, this developer eventually withdrew their submittal siting the land was too low and that a significant amount of dirt would have to be brought onto the site to elevate the property. Because of the restrictions on NSP funding through the State of Iowa, it was determined the property would remain vacant until 2022 to release these requirements.

Because CDBG funds were used as well, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).

Discussion

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. This also 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.

Attached is a copy of the RFP. Proposals will be received by the City of Council Bluffs via the City's electronic submission system called IonWave at https://cbiabids.ionwave.net/. 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.

Proposals are due by 5:00 p.m. on February 10, 2022 to the Community Development Department. Lastly, the resolution approves February 28, 2022 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.

**Attachments**

The RFP for the redevelopment of approximately 3.0 acres of land at the southeast corner of 21st Avenue and S. 6th Street is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.