Council Communication

Department: Community Development Case #OTB-20-007 Applicant/Property Owner: Ambar Rentals LLC Attn: Al Lewis P.O. Box 12242 Omaha, NE 68122		City Council: 2/14/2022

Subject/Title

Request: Request by Ambar Rentals LLC, represented by Al Lewis, for a second extension of time to construct a duplex on property formerly owned by the City of Council Bluffs, and being legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 519 and 523 South 13th Street, Council Bluffs, Iowa

Background/Discussion

The Community Development Department has received a request from Ambar Rentals LLC, represented by Al Lewis, for a second extension of time to construct a duplex on property formerly owned by the City of Council Bluffs, as legally described above (see Attachment A).

On June 22, 2020, the Council Bluffs City Council adopted Resolution No. 20-158 (see Attachment B) which disposed of property legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition to Ambar Rentals, LLC. The purchase price was $13,455.00 and the applicant submitted a 10% down payment ($1,345.00) with their offer. As part of the approved resolution, City Council agreed to forgive the remaining balance for the property ($12,110.00) if a home was constructed and issued a Certificate of Occupancy within 12 months from the date of approval. The properties were deeded to the applicant on August 4, 2020; therefore the 12-month deadline for constructing the duplex expired on August 4, 2021. The applicant was unable to complete construction of the duplex by said date due to material and labor shortages caused by the COVID-19 pandemic. On June 28, 2021, City Council approved Resolution No. 21-206 which granted the applicant an extension of time until December 1, 2021 to complete construction of the duplex. The resolution also included the ability for City staff to grant a three-month extension of time until March 1, 2022, if additional time to complete construction was needed. At the request of the applicant, City staff authorized the three-month administrative extension of time on November 16, 2021.

The applicant has made significant progress towards completing the duplex; however they are not sure the structure will be ready for a final certificate of occupancy by the March 1, 2022 deadline due to lingering labor and material issues associated with COVID-19. They have submitted a letter requesting City Council approval to grant an additional three-month extension of time until June 1, 2022 to complete construction and obtain their final certificate of occupancy. Their expected remaining timeline is outlined in their letter and is summarized below:

- Plumbing (rough) – January 18, 2022
- Electrical (rough) – January 25, 2022
- Drywall (completed) – February 8, 2022
- Paint and flooring (completed) – February 22, 2022
- Plumbing (top-out) – March 1, 2022

- Electrical (top-out) – March 8, 2022
- Interior finish/project complete March 22, 2022

The photograph below shows the duplex at 519 and 523 South 13th Street in its current condition:



Recommendation

The Community Development Department recommends approval of the request by Ambar Rentals, LLC, represented by Al Lewis, for a second extension of time to construct a duplex on properties legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, 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 the duplex by June 1, 2022 in order to remain eligible to receive a forgivable mortgage.

Attachments

Attachment A: Extension of time letter request from Ambar Rentals, LLC
Attachment B: Resolution No. 20-158
Attachment C: Resolution No. 21-206

Prepared by: Christopher N. Gibbons, Planning Manager, Community Development Department