RESOLUTION NO. 22-99

RESOLUTION REJECTING ALL BIDS AND AUTHORIZING THE COMMUNITY DEVELOPMENT DEPARTMENT TO PREPARE AND RE-ADVERTISE A REQUEST FOR PROPOSALS FOR BLOCK 1, RIVER'S EDGE SUBDIVISION, AND A SEPARATE REQUEST FOR PROPOSAL FOR LOT 2, BLOCK 3, RIVER'S EDGE SUBDIVISION, REPLAT 2, BLOCK 4, RIVER'S EDGE SUBDIVISION, LOT 1, BLOCK 5, RIVER'S EDGE SUBDIVISION, REPLAT 2, LOT 3, BLOCK 5, RIVER'S EDGE SUBDIVISION, REPLAT 2, AND LOT 2, BLOCK 5, RIVER'S EDGE SUBDIVISION, REPLAT 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

WHEREAS, on February 15, 2022, the City released a Request for Proposals (RFP) to solicit private development interest to build a mixture of condominiums, multi-family apartments, mixed commercial/residential structures, and/or townhomes on the following parcels of land in Playland Park (River's Edge) Subdivision:

- Parcel A: Block 1, River's Edge Subdivision
- Parcel B: Lot 2, Block 3, River's Edge Subdivision, Replat 2
- Parcel C: Block 4, River's Edge Subdivision
- Parcel D: Lot 1, Block 5, River's Edge Subdivision, Replat 2
- Parcel E: Lot 3, Block 5, River's Edge Subdivision, Replat 2
- Parcel F: Lot 2, Block 5, River's Edge Subdivision, Replat 2

WHEREAS, the subject Request for Proposal is on file in the Council Bluffs Community Development Department office;

WHEREAS, one letter of interest from Broadmoor, and one bid proposal from Baxter Development was received by the Community Development Department on March 25, 2022;

WHEREAS, the Community Development Department and Mayor's Office have reviewed the letter of interest from Broadmoor, and the bid proposal from Baxter Development, and have determined it is in the City's best interest to re-advertise a new RFP for Parcel A, and a new RFP for Parcels B-F, as legally described above, in order to obtain broader range of developer interest in said properties; and

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the bid received from Baxter Development for properties legally described below is rejected and the Community Development Department is directed to prepare and re-advertise a new RFP for said properties:

- Parcel A: Block 1, River's Edge Subdivision
- Parcel B: Lot 2, Block 3, River's Edge Subdivision, Replat 2
- Parcel C: Block 4, River's Edge Subdivision
- Parcel D: Lot 1, Block 5, River's Edge Subdivision, Replat 2
- Parcel E: Lot 3, Block 5, River's Edge Subdivision, Replat 2
- Parcel F: Lot 2, Block 5, River's Edge Subdivision, Replat 2

ADOPTED
AND
APPROVED April 11, 2022

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Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk