Council Communication

Department: Community Development CASE #OTB-18-013 Applicant: Ronald D. Johnson 535 Heartland Properties, Suite 100 Council Bluffs, IA 51503	Resolution No. _____	City Council: 08/27/18

Subject/Title

Request to extend the deadline for the sale of City owned property legally described as Lot 1, Franklin Heights Subdivision, as established by Resolution No. 18-153 on May 7, 2018.

Background/Discussion

On May 7, 2018, the Council Bluffs City Council approved Resolution No. 18-153 which disposed of City-owned property legally described as Lot 1, Franklin Heights Subdivision to Mr. Ronald D. Johnson for the cash price of $275,000.00 (see Attachments A and B). The applicant's purchase offer indicated he would build 16, two bedroom townhomes units on the property worth an estimated $9 million dollars in total assessed tax value.

Included in the resolution to dispose was a condition that the applicant must close on the property within 120 days from the date of Council approval. The 120-day deadline is set to expire on Tuesday, September 4, 2018 and the applicant is requesting a 90-day extension in order to finalize preliminary development/subdivision plans for the property (see Attachment C). If the request is approved, the applicant will have until December 3, 2018 to close on the property.

Recommendation

The Community Development Department recommends approval of the request by Ronald Johnson for a 90-day extension of time to close on property legally described as Franklin Heights Subdivision, subject to all conditions stated in Resolution No. 18-153, dated May 7, 2018.

Attachments

Attachment A: Location map
Attachment B: Resolution No. 18-153, dated May 7, 2018
Attachment C: Extension of time request from Ronald Johnson dated August 16, 2018

Prepared By: Christopher Gibbons, AICP Planning Coordinator

CASE #OTB-18-013 [redacted]



Pottawattamie County GIS
223 S. 6th St
Council Bluffs, IA 51501
(712) 328-4885
gis@pottcounty.com
http://gis.pottcounty.com

1in = 301ft

Map Published: 4/12/2018

Pottawattamie County makes no representation or warranty as to the accuracy of the map and all information on this Sheet for use. Anyone of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold Pottawattamie County harmless from any and all damage, loss, or liability arising from any use of this map.

ATTACHMENT A

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 18-153

A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 1, FRANKLIN HEIGHTS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of property legally described as Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, and;

WHEREAS, a public hearing has been held in this matter on May 7, 2018.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Ronald D. Johnson and all successors in interest: Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, and;

BE IT FURTHER RESOLVED

That the purchase price be $275,000.00 cash due at closing. The property closing to occur within 120 days of the date of approval.

ADOPTED
AND
APPROVED: May 7, 2018

Matthew J. Walsh Mayor

ATTEST: Jodi Quakenbush City Clerk

(Case #OTB-18-013)

ATTACHMENT B

Christopher Gibbons

From: Ronald D Johnson <ronjohnsonre@gmail.com>
Sent: Thursday, August 16, 2018 9:28 AM
To: Christopher Gibbons
Subject: Re: Offer to buy extension

Christopher

Re: Franklin Heights Subdivision Lot 1

Christopher

Thank you for meeting with me to discuss the proposal that is being considered at the city owned property at Franklin and Bennett. The ideas expressed by you and Brandon were most helpful.

I have obtained a preliminary report on a potential layout for the townhomes that I proposed for the site. I had originally hoped for a minimum of 28-30 units. The number of units on this proposed drawing varied between 19-22.

I also used some preliminary estimates on the infrastructure that would be necessary. These numbers were much more in line with the original estimates. These numbers can also vary with a change in the drawings.

It is with these numbers in mind that I am requesting that the City Council consider granting me a 90 day extension to pursue the changes that need to be addressed. I am still very enthusiastic about the project because it addresses a need in our market and would put a piece of property back on the tax rolls for the citizens.

The challenges I am looking at will be there not only for me but for any future potential developers.

Thank you for your consideration and I look forward to the Councils decision.

Sincerely Ron Johnson

Sent from my iPad

On Aug 15, 2018, at 5:38 PM, Christopher Gibbons <cgibbons@councilbluffs-ia.gov> wrote:

> Mr. Johnson,
>
> Please email me your extension request for the offer to buy property at Franklin/Bennet by noon tomorrow.
>
> This information is needed in order to allow City Council to review the request at their August 27, 2018 meeting.
>
> **Christopher N. Gibbons, AICP**
> Planning Coordinator
> Community Development Department
> City of Council Bluffs

ATTACHMENT C