Council Communication

Department: Community Development CASE #OTB-19-002 Applicant: Jason Conway The OPUS Group Director of Real Estate Development Representative: Paula Hazelwood Advance Southwest Iowa Corporation Executive Director 149 West Broadway Council Bluffs, IA 51503	Citizen Request to be Heard	Meeting Date: 3/11/19

Subject/Title

Request of Jason Conway, on behalf of The OPUS Group, to purchase City-owned property legally described as being a portion of Government Lots 2, 3, and 4, and Accretions thereto, all in Section 4-74-44, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

The City has received an inquiry from Jason Conway, Director of Real Estate Development for The OPUS Group, about purchasing City-owned property located on the East side of River Road, legally described as being Government Lots 2, 3, and 4, and Accretions thereto, all in Section 4-74-44, City of Council Bluffs, Pottawattamie County, Iowa.

The subject property is comprised of 48.37 acres of land and is located between River Road and Interstate 29 right-of-way. The property is undeveloped and contains an industrial levee along with a City storm sewer pump station along its easterly boundary. Warren Distribution currently leases a portion of the property for overflow truck parking while their new warehouse addition is under construction at 2849 River Road. Additionally, the property contains a railroad line, billboard, and is leased for agricultural purposes and by a model airplane club for outdoor recreational purposes.

The subject property is classified as 'transitional preserve' and 'buildable'. It has been conveyed to the City that the applicant intends to develop new warehouse buildings on the property if they successfully acquire it. The applicant's letter of interest does not state a purchase price for property. An appraisal dated 2/16/17 valued the property at $2,630,000.00.

According to the Inventory and Disposal Policy for Surplus City Property adopted on April 23, 2018, the City Council has the option to approve or deny this request. Approval of the request would mean initiating the process for this property to be treated as surplus property, including the requirement of a future meeting setting a public hearing date, and a public hearing for the disposal of the property.

Denial of the request would complete the process with no sale of the property. If Council is willing to reclassify the property as 'transitional dispose', the developer and City staff must hold additional conversations to determine the appropriate process for dealing with all known encumbrances on the property as well as subdividing it.
Attachment A: Letter from Brandon Garrett to The OPUS Group **Attachment B**: Location map **Attachment C**: Letter from Jason Conway with The OPUS Group **Attachment D**: Letter from Charles P. Downey with Warren Distribution **Attachment E**: Property appraisal report dated 2/16/17
Prepared By: Christopher Gibbons, Planning Coordinator, Community Development Department