Council Communication

Department: Community Development CASE #OTB-19-014 Applicant: Susan Kemp 8205 Read Street Omaha, NE 68122	Resolution to Dispose No. _____	Public Hearing: 8/26/2019

Subject/Title

Request of Susan Kemp to purchase property described as Lots 3 and 4, Block 5, Van Brunt and Rice's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 2007 6th Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable'. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be $12,159.00. The applicant wishes to acquire the lot to construct a new residential dwelling for her personal use. The applicant has offered $12,250.00 to purchase the property, and has submitted a $1,225.00 down payment. The applicant has asked that the remaining value beyond the down payment be forgiven upon the construction of a single family dwelling within 2 year of the date of approval. The property is eligible for a forgivable mortgage as it has been on the City Property Disposal list for greater than 24 months.

The following costs have been incurred on this property:

Permits and Inspections Division:	$19,000.00- Demolition
Total	$19,000.00

The subject property is 60 feet wide by 130 feet deep, and is 7,800 square feet in size, which exceeds all Site Development standards for a property located in the R-2/Two-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the AH Flood Zone, meaning any new construction must comply with the flood hazard regulations of that zone.

There is a competing offer with on this same property that has been assigned the case number of #OTB-19-015. The competing offer is from NeighborWorks Home Solutions who also proposes to construct a single family dwelling on the property. The two offers are currently scheduled to be reviewed at the same public hearing.

Recommendation

The Community Development Department recommends disposal of the property legally described as Lots 3 and 4, Block 5, Van Brunt and Rice's Addition, City of Council Bluffs, Pottawattamie County, Iowa to Susan Kemp subject to the following conditions:

1. The purchase price shall be $12,250.00, with the remaining balance beyond the $1,225.00

submitted down payment being forgiven upon the issuance of a Certificate of Occupancy for a constructed home on the parcel. 2. Closing shall occur on the property within 60 days of the date of decision. The applicant shall have 2 years from the date of decision to construct a home on the property.
Attachment A: Location map **Attachment B:** Front Elevation of the Home as proposed by the Applicant
Prepared By: Chris Meeks, Planner, Community Development Department