Council Communication

Department: Community Development CASE #OTB-19-021 Applicant: City of Council Bluffs	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 9/23/2019 Public Hearing: 10/7/2019

Subject/Title

Request of the City of Council Bluffs to dispose of surplus city property associated with the former right-of-way of 29th Avenue, a roadway which has been converted to an alleyway. The subject properties are generally described as being a portion of Lot 3, Marian Price Addition; a portion of Lots 9 and 10, Southland Gardens; and a portion of Lots 5 and 6, Block 25, Bayliss 3rd Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Location: South of 2806 S. 7th Street, 2805 S. 8th Street, and 711 28th Avenue

Background/Discussion

In June of 2018, the Iowa Department of Transportation deeded to the City of Council Bluffs a portion of property near the former right-of-way of 29th Avenue, which was previously acquired by the Iowa DOT to accommodate the Interstate 80/Interstate 35 Interstate project. It was determined by the Community Development Department, Public Works Department, and City Owned Property Committee that the best course of action to dispose of these surplus properties would be to offer them to adjacent property owners in a manner that would correct any nonconformities, keep lot shapes as uniform in shape as possible, and to allow property owners reasonable use of the acquired property. It was determined that the value for each property should be established using the adopted Street, Alley, and Public Ground Vacation schedule. Since none of the properties are exclusively buildable, the City Owned Property Committee has proposed to sell the properties to adjacent property owners using a forgivable mortgage, requiring an initial 10% down payment with the remaining value being forgiven after 2 years of satisfactory maintenance of the property.

The following property owners were offered the opportunity to purchase a section of the surplus property:

- Edward M. and Sheri L. Hotz, owners of the property addressed as 2805 S. 8th Street, have indicated they are willing to purchase the property generally described as a portion of Lots 5 and 6, Block 25, Bayliss 3rd Addition (as shown on Attachment B). The property contains 2,549 square feet, with a total land value established at $412.35.
- Michael Patrick and Nancy Brooks, owners of the property addressed as 711 28th Avenue, have indicated they are willing to purchase the property generally described as a portion of Lots 9 and 10, Southland Gardens (as shown on Attachment C). The property contains 2,150 square feet, with a total land value established at $352.50.
- Travis B. and Ashley Gulick, owners of the property addressed as 2806 S. 7th Street, have indicated they are willing to purchase the property generally described as a Portion of Lot 3, Marian Price Addition (as shown on Attachment D). The property contains 3,150 square feet, with a total land value established at $502.50.

Recommendation
The Community Development Department recommends setting a public hearing on the disposal of the above described properties on the October 7, 2019 City Council Meeting.
Attachment A: Case map **Attachment B:** Survey of Property adjacent to 2805 S. 8th Street **Attachment C:** Survey of Property adjacent to 711 28th Avenue **Attachment D:** Survey of Property adjacent to 2806 S. 7th Street
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