Council Communication

Department: Community Development CASE #OTB-20-001 Applicant: Black Hills Energy Attn: Andy Riales 610 Central Avenue Kearney, NE 68847 Representative: Brian Reineke HGM Associates 640 5th Avenue Council Bluffs, IA 51501	Citizen Request to be Heard	Meeting Date: 1/13/2020

Subject/Title

Request of Black Hills Energy to purchase City-owned property generally described as a portion of Lots 10-16, Block 20, Riddles Subdivision, and a portion of the vacated 13th Avenue right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

The City has received an inquiry from Black Hills Energy about purchasing City-owned property located on the East side of South 8th Street and South of 12th Avenue. The property is generally described as a portion of Lots 10-16, Block 20, Riddles Subdivision, and a portion of the vacated 13th Avenue right-of-way adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

The subject property is a triangular shaped parcel comprised of 0.48 acres of land that is located between South 8th Street and the nearby railroad tracks. The applicant, Black Hills Energy, is proposing to purchase this piece of property to install a Town Border Station to help regulate the natural gas for the City of Council Bluffs.

The subject property is classified as 'transitional preserve' and 'buildable', though the unique shape of the parcel could make construction difficult for many uses. Per the adopted Inventory and Disposal Policy for Surplus City Property adopted on April 23, 2019, an unapprised parcel with no recent assessed value should be valued using the Street, Alley and Public Ground Vacation fee schedule, which values this parcel at $8,826.00. The applicant has offered $8,000.00 to purchase the property, and has submitted a down payment of $800.00.

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 routing the request for comments from other City departments, 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.

Recommendation The Community Development Department recommends approval of the request, therefore initiating the process for the sale of the above described property.
Attachment A: Letter from Brandon Garrett to Black Hills Energy **Attachment B**: Location map
Prepared By: Chris Meeks, Community Development Department