Council Communication

Department: Community Development CASE #OTB-20-007 Applicant: Ambar Rentals LLC Attn: Al Lewis P.O. Box 12242 Omaha, NE 68122	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 6/8/2020 Public Hearing: 6/22/2020

Subject/Title

Request of Ambar Rentals LLC, represented by Al Lewis to purchase property described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 1228 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'. The applicant wishes to acquire the lot to construct a new duplex on the property which would be rented to lower income/Section 8 tenants. 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 $13,455.00. The applicant has submitted a $1,345.00 down payment.

The applicant has requested that the remaining value beyond the $1,345.00 down payment be forgiven with the construction of a duplex within two years. As is stated in the adopted Inventory and Disposal Policy for Surplus City Policy, any property that has been listed on the Disposal list for greater than 24 months is eligible to be sold using a forgivable mortgage. Because this property was acquired by the City of Council Bluffs in November of 2009, the property would be eligible for a forgivable mortgage.

No costs on the subject property have been submitted by City Departments.

The subject property is 82.5 feet wide by 130.2 feet deep, and is 10,790 square feet in size, which exceeds the Site Development standards for a property located in the R-3/Low Density Multifamily Residential District that would be used for a single-family detached or single-family attached or duplex structure. The property is large enough to accommodate a two-family residential dwelling, as the applicant has proposed.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa on the June 22, 2020 City Council Meeting.

Attachment A: Location map

Prepared By: Chris Meeks, Planner, Community Development Department