Council Communication

Department: Community Development CASE #OTB-20-008 Applicant: USA Builders Attn: Miguel Santacruz 2423 S. 8th Street Council Bluffs, IA 51501	Resolution to Dispose No. _____	Public Hearing: 6/22/2020

Subject/Title

Request of USA Builders, represented by Miguel Santacruz, to purchase property described as Lot 8, Catalpa Block Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 3133 Avenue B

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 property to construct a new single family residential dwelling. According to the Inventory and Disposal Policy for Surplus City Property, adopted by the City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be $10,517.00.

The applicant has offered $15,200.00 (as is stated in a letter dated June 3, 2020) and has submitted a down payment of $1,100.00. Because this property has only been actively marketed for approximately one month, the property is not eligible for a forgivable mortgage.

The following costs have been incurred on this property:

Legal Department:	$ 235.00- Filing Fee
Permits and Inspections Division:	$14,496.28- Demolition
Parks Department	$ 5,000.00- Tree Removal (approximate)
Total	$19,731.28

The subject property is 42.23 feet wide by 120 feet deep, which is 5,040 square feet in area, and is located in the R-2/Two-Family Residential District. While the subject property does not meet the required 50 foot lot width for a property located in the R-2 Zoning District, the property is considered buildable as a home with a width of at least 20 feet and an area of 500 square feet can be constructed on the lot and still meet all required setbacks.

There is a competing offer with on this same property that has been assigned the case number of #OTB-20-005. 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 Lot 8, Catalpa Block Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to USA Builders subject to the following conditions:

1. The purchase price shall be 15,200.00, with costs beyond the $1,100.00 down payment being due at closing.
2. Closing shall occur on the property within 60 days of the date of decision.

Attachment A: Location map

Prepared By: Chris Meeks, Planner, Community Development Department