Council Communication

Department: Community Development CASE #OTB-20-006 Applicant: PL Storage Solutions, LLC Attn: Petra R. Ladd P.O. Box 1812 Council Bluffs, IA 51502	Citizen Request to be Heard	Meeting Date: 7/13/2020

Subject/Title

Request of PL Storage Solutions LLC, represented by Petra R. Ladd, to purchase City-owned property legally described as the East 14 feet of Lot 29, the entirety of Lot 30, and the West 6 feet of Lot 31, all in Block 2, Twin City Place, and the South half of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa

Background/Discussion

The City has received an inquiry from PL Storage Solutions LLC, represented by Petra R. Ladd, to purchasing City-owned property which was formerly addressed as 2710 2nd Avenue. The property is legally described as the East 14 feet of Lot 29, the entirety of Lot 30, and the West 6 feet of Lot 31, all in Block 2, Twin City Place, and the South half of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

The subject property was recently acquired by the City of Council Bluffs through the 657a legal channels, and the dilapidated residential dwelling which was located on the property was demolished due the state of disrepair. The applicant wishes to purchase the property to expand their storage facility, which is located North of the subject property and is addressed as 106 S. 27th Street.

The subject property is classified as 'transitional preserve'. At this time, the Community Development Department requests that the property remain classified as 'transitional preserve', and the City retains ownership of the parcel to allow the parcel to potentially be redeveloped in the future. The City of Council Bluffs owns multiple properties in the West Broadway Corridor, in which the parcel is located, and has made significant investments to facilitate redevelopment in the vicinity. The subject parcel could be in the area of future redevelopment, and retaining ownership of the parcel could be an important piece in supporting this redevelopment. Sale of the subject property could hinder future re-development in the area, as re-purchasing the subject property could provide challenges to said developer that could be overly burdensome on the project.

Per the adopted Inventory and Disposal Policy for Surplus City Property adopted on April 23, 2018, an un-appraised parcel with no recent assessed value should be valued using the Street, Alley and Public Ground Vacation fee schedule, which places the land value of this parcel at $10,795.00. The applicant has offered $10,795.00 to purchase the subject property, and has submitted a down payment of $1,079.50.

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 **Denial** of the request, and the parcel remaining classified as 'transitional preserve' under the ownership of the City of Council Bluffs.

1. The applicant's submitted down payment will be refunded, though the administrative fee will not be refunded, per the adopted Disposal Policy for Surplus City Property.

Attachment A: Letter from Brandon Garrett to PL Storage Solutions LLC
Attachment B: Location map

Prepared By: Chris Meeks, Community Development Department