Council Communication

Department: Community Development CASE #OTB-20-010 Applicant: Midlands Humane Society 1020 Railroad Avenue, Suite A Council Bluffs, IA 51503 Representatives: Nikki Cruickshank Alex Gum	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 7/13/2020 Public Hearing: 10/12/2020

Subject/Title

Request of the Midlands Humane Society, represented by Nikki Cruickshank and Alex Gum, to purchase property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally located at the Northwest corner of College Road and Railroad Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as "transitional preserve" and "buildable". The applicant gained City Council approval to move forward with the offer to purchase the property at the June 8, 2020 City Council Meeting. The applicant wishes to acquire the property to provide space for future expansion of the humane society building and other amenities. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed or appraised value, with an appraisal from JLL Valuation and Advisory Services valuing the subject property at $188,745.00. The applicant has submitted an $18,874.50 down payment to purchase the property.

The initial offer to purchase the subject property by the Midlands Humane Society was reviewed by the City Council on November 26, 2018, at which time no action was taken and the offer was tabled with the request that the Midlands Humane Society compile a site plan showing how the land would be used and an approximate timeline of when the expansions would take place. On June 8, 2020, representatives of the Midlands Humane Society met before the City Council at the afternoon Study Session and presented their site plan and timeline. The City Council saw the proposal as adequate to move forward with the request. The full application to purchase the property was submitted to the Community Development Department on June 19, 2020.

As a nonprofit organization, the Midlands Humane Society would pay no property taxes on the subject parcel if it were to be sold to them. Staff considers the property to be suitable for residential development, which would generate property taxes. At their June 22, 2020 executive session, the City Council directed Staff to prepare a Request for Proposals (RFP) to developers in order to allow the opportunity to review other options for the site. In order to allow adequate time to draft, publish, and

receive proposals from developers, Staff is requesting that the Public Hearing for the subject Offer to Buy to take place at the October 12, 2020 City Council Meeting, at which time submitted proposals from developers will also be reviewed.

The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue. The Public Works Department confirmed that over $2 million in infrastructure improvements and site work on and around the subject property has been completed with the goal of promoting future development and generating property tax. The Community Development Department acknowledges that the site's proximity to two public streets, access to infrastructure (e.g. water, sewer, gas, electricity), location on an existing bus route, location within walking distance from a school, walking distance to commercial uses, and being adjacent to a bike path makes it well suited for a variety of residential development types.

Attached for review is a location map of the subject property; a Letter of Intent which was submitted by the Midlands Humane Society; a conceptual site plan which shows the Midlands Humane Society's long term goals for the subject property (the approximate timeline of the development is described in the Letter of Intent); and a memo from Brandon Garrett that was submitted to the City Council on November 19, 2018, which details the infrastructure and development costs the City has incurred on the subject property, as well as supplemental information regarding future development on the property (originally submitted with a previously reviewed development proposal).

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa on the October 12, 2020 City Council Meeting, to allow adequate time for a Request for Proposals for future residential development on the subject property to be considered.

Attachment A: Location map
Attachment B: Midlands Humane Society Letter of Intent
Attachment C: Midlands Humane Society Conceptual Site Plan
Attachment D: November 19, 2018 Memo prepared by Brandon Garrett regarding future development on Lot 2, Arbor Creek

Prepared By: Chris Meeks, Planner, Community Development Department