Council Communication

Department: Community Development Case/Project No. N/A	Ordinance No. N/A Resolution No. 20- ____	City Council September 14, 2020

Subject/Title

Acquisition of 735 Benson Street, 4024 Avenue D and 4046 Avenue D

Background/Discussion

In October 2019, Pottawattamie County Emergency Management Agency (EMA) notified us of a possible flood buyout program, funded by the State of Iowa, for residents affected by Missouri River flooding. Because of the widespread interest in the possible buyout program, City Staff identified key priorities for assessing properties for a buyout. Priority areas were determined based on (1) units with foundation collapses; (2) repeated impact by flash flooding annually causing continuous damage to properties; and (3) creating a buffer along the levee, allowing for easier access and maintenance. These three priority areas would ensure flood sustainability, mitigation, and continued resiliency for all residents of Council Bluffs.

In February, the City was awarded $342,540 from the Flood Mitigation Board (FMB) to acquire and demolish three properties that sustained foundation collapses located at 735 Benson Street, 4024 Avenue D and 4046 Avenue D. The FMB determined only projects that could show actual, critical damage would be awarded at this time with the hope for additional funding from FEMA, HUD Community Development Block Grant Disaster Recovery (CDBG-DR) program and the Iowa State Legislature.

The single-family structures appraised for $109,000, $117,000 and $97,000, respectively, in July 2020. Staff discussed property values with the owner who agreed to an offer for the appraised value less any federal assistance previously received in response to the flood event (FEMA) and subject to City Council approval. All acquisitions are voluntary.

Resolutions been prepared authorizing the acquisition of the property for the appraised values of $109,000, $117,000 and $97,000. Total cost of acquisition and demolition will be paid through FMB and Community Development Block Grant (CDBG) funds. Demolition of the structures will occur within 60 days of closing and said costs will be the responsibility of the City.

Recommendation

Approval of resolutions authorizing the acquisition of 735 Benson Street, 4024 Avenue D and 4046 Avenue D; and authorizing the Mayor to execute the real estate contract and other related closing documents.

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department