

## Council Communication

Department: Community Development  CASE # OTB-20-015  Applicant: Neal Drickey 2023 S 181 Circle Omaha, NE 68130	Resolution of Intent No. _____  Resolution to Dispose No. _____	Public Hearing: 10-12-2020
<b>Subject/Title</b>		
Resolution to dispose of City property legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey. The property is generally located at the Northwest corner of College Road and Railroad Avenue.		
<b>Background/Discussion</b>		
In July, City Council directed Community Development staff to release a Request for Proposals (RFP) for the property generally located at the corner of College Road and Railroad Highway as an alternative plan to the offer to buy submitted by the Midlands Humane Society (MHS) (OTB-20-010).  The City received one response to the RFP published. Neal Drickey and his development team submitted a proposal for two alternatives with 34 and 36 housing units respectively. Both options are projected to increase the taxable value to over \$7 million. Each option will have a combination of attached single family row houses and single family units with the row houses marketed to households at or below 80% of the median family income. Estimated sales prices range from \$160,000 for the row houses to \$245,000 for the detached single family units. The total project cost is approximately \$7.4 to \$7.6 million.  Drickey is requesting the City create an Urban Renewal Plan and Area and a tax increment financing (TIF) district for the parcel. The request for TIF is 50% of the eligible tax for ten (10) years. This totals approximately \$1.6 million, which would pay for the cost of infrastructure. A change of zone to R-2 and a Planned Residential Overlay would also be required.  As stated in the MHS offer, the property is classified as “transitional preserve” and “buildable”. 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.		
<b>Recommendation</b>		
The Community Development Department recommends the disposal of the property legally Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey for the purchase price of \$200,000.		
<b>Attachment A:</b> Location map <b>Attachment B:</b> Drickey Development Proposal		
<b>Prepared By:</b> Courtney Harter, Housing & Economic Development Manager		