Council Communication

Department: Community Development Case #OTB-20-007 Applicant/Property Owner: Ambar Rentals LLC Attn: Al Lewis P.O. Box 12242 Omaha, NE 68122		City Council: 6/28/2021

Subject/Title

Request: Request by Ambar Rentals LLC, represented by Al Lewis, for an extension of time to construct a duplex on property formerly owned by the City of Council Bluffs, and being legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 519 and 523 South 13th Street, Council Bluffs, Iowa

Background/Discussion

The Community Development Department has received a request from Ambar Rentals LLC, represented by Al Lewis, for an extension of time to construct a duplex on property formerly owned by the City of Council Bluffs, as legally described above (see Attachment A).

On June 22, 2020, the Council Bluffs City Council adopted Resolution No. 20-158 (see Attachment B) which disposed of property legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition to Ambar Rentals, LLC. The purchase price was $13,455.00 and the applicant submitted a 10% down payment ($1,345.00) with their offer. As part of the approved resolution, City Council agreed to forgive the remaining balance for the property ($12,110.00) if a home was constructed and issued a Certificate of Occupancy within 12 months from the date of approval. The properties were deeded to the applicant on August 4, 2020; therefore the 12-month deadline for constructing a home expires on August 4, 2021. All of the groundwork, plumbing, foundation, and concrete slabs for the duplex and associated garages are installed; however the vertical construction for the duplex was delayed due to the COVID-19 pandemic. The applicant has submitted an updated timeline for City Council review, and has requested an extension of time until December 1, 2021 to complete the duplex. The revised construction timeline is stated below:

- Duplex framing complete August 1, 2021
- Sewer and water connected to City services September 1, 2021
- Rough work complete October 1, 2021
- Exterior clean-up complete November 1, 2021
- Interior finish/project complete December 1, 2021

Recommendation

The Community Development Department recommends approval of the request by Ambar Rentals, LLC, represented by Al Lewis, for an extension of time to construct a duplex on properties legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. The applicant shall complete construction and obtain a Certificate of Occupancy for the duplex by December 1, 2021;
2. If the applicant cannot complete construction and obtain a Certificate of Occupancy for the duplex by December 1, 2021, an extension of time shall be requested in writing to the Community Development Department prior to the expiration date. A three-month extension of time may be approved administratively by the Community Development Department. Any extension of time requests exceeding a three-month period shall be reviewed and approved by City Council.

Attachments

Attachment A: Extension of time letter request from Ambar Rentals, LLC
Attachment B: Resolution No. 20-158

Prepared by: Christopher N. Gibbons, Planning Manager, Community Development Department