Council Communication

Department: Community Development Case/Project No.: URN-23-003	Resolution No.: 23-	City Council: 9-11-2023 Planning Commission: 9-12-2023 P.H. and First Reading: 10-9-2023 Second Reading: 10-23-2023 Third Reading: Request Waive

Subject/Title

Proposed East Manawa Industrial Urban Renewal Plan

Location

Generally located between East Manawa Drive and Interstate-29, south of Veterans Memorial Highway

Background/Discussion

Background

In 2022, the City began working with an industrial developer wishing to create a new industrial park located along East Manawa Drive. The site is currently vacant and utilized as farm land. The developer proposes the creation of a three warehouse buildings and one cold storage building that will create at least 75 new jobs in Council Bluffs. Section 403 of the Iowa Code allows a municipality to use urban renewal powers in locations that are declared either as a slum and blighted or economic development area. Once pronounced an urban renewal area, various actions are allowed to be undertaken in order to rehabilitate, conserve, redevelop or develop the affected property.

In the past, the City of Council Bluffs has pursued urban renewal activities in several areas of the City. The purpose of these activities was to remove blighting conditions, protect or improve the economic viability of property and to increase the taxable value of properties within these areas. These areas have been selected due to their economic importance to the City and/or the presence of the blighting conditions which threaten either their current stability or deter future development.

It has been determined that the need exists for urban renewal actions in an area located between East Manawa Drive and Interstate-29 and south of Veterans Memorial Highway. This area is proposed for a future industrial park that will create an estimated $105 million in new assessed value for the City of Council Bluffs.

Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.

Discussion

If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration.

This resolution establishes the following timeframe:

9-12-2023 City Planning Commission hearing and review
9-19-2023 Consultation meeting to be held with other taxing jurisdictions
10-9-2023 City Council public hearing on the proposed urban renewal plan

Staff Recommendation

Staff recommends City Council adopt the resolution of necessity directing staff to create the Plan, set the dates for a consultation and public hearing on the proposed East Manawa Industrial Urban Renewal Plan and Area.

Attachments

1) Resolution of necessity
2) Draft East Manawa Industrial Urban Renewal Plan