**Council Communication**

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

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| 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 |

Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. This was held September 12, 2023 and Planning Commission voted 7-0 that the plan was in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*.

The consultation hearing was held on September 19, 2023 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.

**Council Communication**

**Staff Recommendation**

The Community Development Department recommends approval of the East Manawa Industrial Urban Renewal Plan and Area.

**Planning Commission Recommendation**

The City Planning Commission found the East Manawa Industrial Urban Renewal Plan and Area in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*. Commission members present: Bass, Hutcheson, Knauss, Opperman, Rew, Van Houten and Watson.

**Attachments**

1) Resolution
2) East Manawa Industrial Urban Renewal Plan