

RESOLUTION NO. 23-326

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA AUTHORIZING A JOINT APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY THE CITY OF COUNCIL BLUFFS AND ACADIA HEALTHCARE COMPANY, INC. FOR BENEFITS UNDER THE TARGETED JOBS WITHHOLDING TAX CREDIT PROGRAM.

- WHEREAS,** Acadia Healthcare Company, Inc. has partnered with Methodist Jennie Edmundson Hospital to address the behavioral health crisis in Iowa and Nebraska by building a new 96-bed (71,000 SF) hospital; and
- WHEREAS,** the 96-bed hospital will include 24 inpatient beds dedicated to serving the mental health needs of children and adolescents; and
- WHEREAS,** the new facility will be a center of excellence that will directly address the growing and unmet need for accessible, high-quality behavioral health services in the region; and
- WHEREAS,** regulatory approval for the facility is still pending, Acadia Healthcare Company, Inc. is considering a 20-acre site at the intersection of 24th Street and Richard Downing Avenue in Council Bluffs, IA (Pottawattamie County) as the location for their new state-of-the-art behavioral health hospital; and
- WHEREAS,** pending regulatory approval, construction is scheduled to commence in Q1 2024 with an estimated opening timeline of Q1 2026; and
- WHEREAS,** the Acadia project has an estimated budget of \$60,000,000 with a projected job creation number of 144 (with an average wage of \$49.12 for Targeted Jobs eligible positions); and
- WHEREAS,** the Targeted Jobs program requires the Pilot City to sponsor and provide a local match; and
- WHEREAS,** it is in the opinion of the City Council that it would be in the best interest of the City of Council Bluffs to support the application of Acadia Healthcare Company, Inc. to the Iowa Economic Development Authority and to enter into agreements relating to this project; and
- WHEREAS,** this includes an estimated local funding commitment of property tax abatement through the Urban Revitalization program in the amount of \$9,008,005 (10-years) which is based solely on the increased valuation generated by this project.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

- Section 1.0** That the City declares Acadia Healthcare Company, Inc. is an eligible business for the Targeted Jobs Withholding Tax Credit Program.
- Section 2.0** The City Council approves and supports Acadia Healthcare Company, Inc.'s request for state assistance through the Targeted Jobs Withholding Tax Credit Program including the diversion of withholding taxes to be granted back to the company for qualifying project expenditures.
- Section 3.0** That the City shall provide a copy of this resolution to the Iowa Economic Development Authority and shall file this resolution with the Pottawattamie County Recorder.
- Section 4.0** The Mayor is hereby authorized to take such further actions as are deemed necessary in order to carry into effect the provisions of this resolution including the signing of certain agreements relating to the project.
- Section 5.0** The provisions of this resolution shall be governed by the laws of the State of Iowa.
- Section 6.0** That all resolutions and parts thereof in conflict therewith are hereby repealed to the extent of such conflict.
- Section 7.0** That the provisions of this resolution are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereof.
- Section 8.0** That the approval of the Targeted Jobs Withholding Tax Credit Program benefits are contingent upon the company meeting all applicable City codes and ordinances.
- Section 9.0** That this resolution shall become effective immediately upon passage and approval.

ADOPTED
AND
APPROVED:

November 27, 2023

Matthew J. Walsh,

Mayor

ATTEST:

Jodi Quakenbush,

City Clerk