Council Communication

Department: Community Development Case/Project No.: URN-24-001	Ordinance No.: Resolution No.: 24-	P.H. and First Reading: 1-08-2024 Second Reading: 2-12-2024 Third Reading: Request Waive

Subject/Title

Resolution of Necessity for the 23rd Avenue Urban Renewal Area

Location

Generally located south of 22nd Avenue and north of Interstate 29 from 14th Street to 22nd Street

Legal Description: Attached

Background/Discussion

Background

In 2023, the City began working with The Annex Group for the development of vacant, blighted land located west of 19th Street to 22nd Street located in the 23rd Avenue Urban Renewal Area. The developer proposes the construction of 192 housing units within approximately 5 apartment buildings. Because of the needed improvements to infrastructure, the site has been determined to meet the definition of blight under Chapter 403 of the Iowa Code.

The current 23rd Avenue Urban Renewal Area will also be expanded to include the ROW located to the north and west of the current area. Map is attached showing the addition to the urban renewal area.

Under Chapter 403 of the Iowa Code, Iowa law allows municipalities to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing.

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, 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:

1-17-2024 Consultation meeting to be held with other taxing jurisdictions
2-12-2024 City Council public hearing on the proposed urban renewal plan

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution of necessity setting the dates of a consultation and public hearing on the 23rd Avenue Urban Renewal Area Plan for the City of Council Bluffs.

Attachments

1. Proposed 23rd Avenue Urban Renewal Area Map Resolution of Necessity
2. Resolution of Necessity Proposed 23rd Avenue Urban Renewal Area Map
3. Draft 23rd Avenue Urban Renewal Area Plan

Submitted by: Courtney Harter, Director of Community Development