Council Communication

Department: Community Development Case/Project No.: URN-24-001	Ordinance No.: Resolution No.: 24-	P.H. and First Reading: 2-26-2024 Second Reading: 3-11-2024 Third Reading: Request Waive

Subject/Title

Amendment 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 Union At Bluffs Run, LP (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

On January 15, 2024 the City Council passed a resolution of necessity which directed staff to initiate the process of amending the 23rd Avenue Urban Renewal Area This resolution established the following actions and timeframes:

1-23-2024 Consultation meeting to be held with other taxing jurisdictions
2-26-2024 City Council public hearing on the amended urban renewal plan

The consultation hearing was held on January 23, 2023 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the amended plan.

Urban renewal assistance has been requested to create new economic development through residential housing in the area. The resulting private development of land will be assisted to ensure adequate urban densities can be achieved which can sustain municipal services and facilities. Staff has reviewed the owners' proposal and believes the use of urban renewal/tax increment financing (TIF) is appropriate. A separate development agreement will be negotiated between the City Council and Union At Bluffs Run, LP regarding the specifics of the TIF incentives.

Staff Recommendation

The Community Development Department recommends approval of the amendment for the 23rd Avenue Urban Renewal Area Plan for the City of Council Bluffs.

Attachments

1. Proposed 23rd Avenue Urban Renewal Area Map
2. Resolution for Proposed 23rd Avenue Urban Renewal Area
3. Draft 23rd Avenue Urban Renewal Area Plan
4. Legal Description

Submitted by: Courtney Harter, Director of Community Development