Council Communication

Department: Community Development Case/Project No.: URN-24-003	Ordinance No.: Resolution No.: 24-	City Council: 10-07-2024 P.H. and First Reading: 11-04-2024

Subject/Title

Resolution of Necessity – Amendment to the Bluffs Center I Urban Renewal Plan

Location

Downtown Council Bluffs – bounded on the north by Kanesville Boulevard, Washington Avenue and Avenue B; on the south by Pierce Street, Willow Avenue and 2nd Avenue; on the west by the Union Pacific right-of-way (near 11th Street): and on the east by Benton Street

Background/Discussion

Background

In March of 1969, City Council adopted the Bluffs Center I Urban Renewal Plan. This plan was intended to assist with the acquisition of land, removal of blighted, incompatible or undesirable land uses, improvement of public infrastructure and facilities and private development or redevelopment projects. For the past four decades the City of Council Bluffs has been involved in a series of projects and programs designed to achieve the above objectives and overcome blight and obsolescence within the downtown area and surrounding neighborhoods. During this time, the Urban Renewal Plan has been amended numerous times to reflect the addition and completion of projects, the addition of area and legislative changes.

The urban renewal plan is again in need of amending to update proposed urban renewal projects to be undertaken within the Urban Renewal Area.

Discussion

The first step in amending the Bluffs Center I Urban Renewal Project Area is the adoption of a resolution of necessity. This resolution will cause several actions. These actions include directing staff to amend the urban renewal plan, establishing a date for consultation with other taxing jurisdictions, setting a date for City Council public 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:

10-16-2024 Consultation meeting to be held with other taxing jurisdictions
11-04-2024 City Council public hearing on the proposed urban renewal plan

The Bluffs Center I Urban Renewal Area is designated as a blighted area. This amendment makes no change to the designation of the Urban Renewal Area. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized for the City to provide assistance through the Housing Development Grant to reimburse the City for the Housing Development Grant funds.

Staff Recommendation

The Community Development Department recommends adopting the resolution of necessity directing staff to amend the Plan, set the dates for a consultation meeting and public hearing on the 2024 Amendment to the Bluffs Center I Urban Renewal Plan and Area is in conformity with the *Bluffs Tomorrow: 2030 Comprehensive Plan*.

Attachments

Attachment 1 – Bluffs Center I Urban Renewal Area Plan
Attachment 2 – Resolution of Necessity

Submitted by: Courtney Harter, Director of Community Development