R E S O L U T I O N
NO 25-129

RESOLUTION TO RECLASSIFY CITY-OWNED PROPERTY AS TRANSITIONAL PRESERVE WITH THE INTENTION OF PURSUING DEVELOPMENT BY ONE OR MORE PARTIES

WHEREAS, the City wishes to provide an adequate supply of affordable and market-rate housing; and

WHEREAS, the City wishes to substantially broaden the property tax base in order to stabilize and/or reduce property tax burdens while maintaining levels of City services; and

WHEREAS, in response to a homeowner vacancy rate of 0.6% and a rental vacancy rate of 1.7%; and

WHEREAS, in response to median rents which have increased from $691 in 2005 to $980 in 2023 and to median home values which have increased from $110,500 in 2010 to $164,300 in 2023;

WHEREAS, in response to a significant proportion (64.1%) of the housing stock was built prior to 1990;

WHEREAS, in response to an opportunity to reverse population stagnation and out-migration and attracting new residents is essential to maintaining a vibrant, growing city and sustaining critical services such as public safety, infrastructure, and education;

WHEREAS, to provide housing opportunities to some of the 21,131 of the 32,898 members (64.2%) of the Council Bluffs workforce that commutes from places outside of city limits into the city daily; and

WHEREAS, to provide housing choice in Iowa to the 12,971 members (39.4%) of the Council Bluffs workforce that lives in and commutes from Nebraska into the city daily; and

WHEREAS, to provide housing choice in Iowa to commuters in industries and professions that drive past numerous employers of those same professions in Nebraska; and

WHEREAS, the Dodge Riverside Golf Course is a strategically-located piece of real estate owned by the City of Council Bluffs, where it can support the attraction and retention of a skilled workforce by offering modern, attainable housing options within the city limits, reducing commute times and increasing quality of life; and

WHEREAS, the Dodge Riverside Golf Club is operated through a contract with Landscapes Unlimited; and

WHEREAS, Landscapes Unlimited is entitled to due notice of a timeline for the termination of contract; and

WHEREAS, in 1911 General Grenville Dodge donated a 400' wide strip of land along the Missouri River between the Union Pacific bridge and the Douglas Street Bridge amounting to roughly 40 acres with the conditions of: a) a park be named after his deceased brother Nathan P. Dodge; b) a levee be constructed at City expense along the river between the two bridges; and c) a boulevard be constructed atop the levee to also be named after Nathan P. Dodge ; and

WHEREAS, any such development as may occur should provide ample park and open spaces and should name a park and/or street after a member of the Dodge Family; and

WHEREAS, any such development would ideally be mixed-use and pedestrian-friendly in nature with a variety of housing types; and

WHEREAS, any such development as may occur should provide no more than 30% of units as "Low and Moderate Income" (which is defined as 80% Area Median Income and pays full market rates); and

WHEREAS, any such development as may occur should provide housing opportunities for both owners and renters; and

WHEREAS, any such development as may occur should generate significant assessed value capable of creating property tax revenue that would fund and/or reimburse infrastructure improvements; and

WHEREAS, any such development as may occur should provide multiple vehicular ingress and egress points for traffic circulation and public safety; and

WHEREAS, any such development as may occur should provide adequate pedestrian and bicycle connections to the sidewalk and trails network; and

WHEREAS, any such development as may occur shall abide by permitting and inspection processes of the Army Corps of Engineers in respect to the levee; and

WHEREAS, any such development as may occur shall adequately address stormwater detention requirements; and

WHEREAS, the City's due diligence may include any or all of the following: civil engineering, master planning, landscape architecture; design standards; phasing; and

WHEREAS, any requests for proposals (RFPs) for a master developer and/or a master plan design team will be approved by City Council; and

WHEREAS, any typical development actions such as Comprehensive Plan Amendments, Changes of Zone, Development Plans, Subdivisions, Urban Renewal Plans, tax increment financing districts, development agreements, or infrastructure improvements will be approved by City Council; and

WHEREAS, the City Council does not support 100% TIF agreements for a 20 year duration at this location; and

WHEREAS, the City Council approves all sales of property, subject to appraisal and a request for proposals (RFP).

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

That the reclassification of Dodge Riverside Golf Club to transitional preserve has been approved and due diligence may commence.

ADOPTED
AND
APPROVED May 5, 2025

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Amanda Kopera, Deputy City Clerk