Council Communication

Department: Community Development Case/Project No.: URN-25-005	Ordinance No.: Resolution No.: 25-	City Council: 6-23-2025 Planning Commission: 7-8-2025 P.H. and First Reading: 7-28-2025

Subject/Title

Proposed creation of the Grapplers Gate Urban Renewal Plan

Location

Generally located south of Gleason Avenue and north of Franklin Avenue and east of E. Pierce Street and west of Bennett Avenue

Background/Discussion

Background

A developer has approached the City about developing a vacant parcel of land included in the proposed Grapplers Gate Urban Renewal Area for housing. The developer is proposing to construct 15 single family housing units. It has been determined the proposed area meets the definition of "economic development area." This determination is based on Chapter 403.17 of the Iowa Code.

In order to invoke its urban renewal powers, the City Council must agree to designate the subject property an Urban Renewal Area, adopt an Urban Renewal Plan and negotiate a development agreement with the Developer. Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.

Discussion

The first step in creating the Grapplers Gate Urban Renewal Project Area is the adoption of a resolution of necessity. This resolution will cause several actions. These actions include directing staff to create 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:

07-07-2025 Consultation meeting to be held with other taxing jurisdictions

07-28-2025 City Council public hearing on the proposed urban renewal plan

Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

The Grapplers Gate Urban Renewal Area is being designated as an economic development area that is appropriate for the promotion of economic development of new low and moderate income (LMI) housing and the provision of public improvements related to housing and residential development conforming to Chapter 403.17 of the Iowa Code. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized to provide assistance to the developer for the infrastructure costs that will be incurred.

Staff Recommendation

The Community Development Department recommends adopting the resolution of necessity directing staff to amend the Plan, set the dates for a consultation and public hearing on the Grapplers Gate Urban Renewal Plan and Area.

Attachments

Attachment 1 – Grapplers Gate Urban Renewal Area Plan
Attachment 2 - Legal Description

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Attachment 3 – Resolution of Necessity

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