Council Communication

Department: Community Development Case No.: URV-21-011 Submitted by: Housing & Economic Development	Ordinance No.:	Resolution of Intent: 11/22/2021 Planning Commission: 12/14/2021 Public Hearing & First Reading: 1/10/2022 Second Reading: 1/24/2022 Third Reading: Request to Waive

Subject/Title

Establishment of the 16th Avenue Urban Revitalization Area.

Location

Generally located on approximately 34 acres of undeveloped land located along 16th Avenue, west of S 17th Street and east of the Union Pacific railyard.

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A development proposal has been submitted to the Community Development Department for the construction of a new cold storage facility to be built on undeveloped land located along 16th Avenue, west of S 17th Street and east of the Union Pacific railyard. Community Development wishes to create the Urban Revitalization Area consisting of the three parcels at this location.

Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The 16th Avenue Urban Revitalization Area will consist of approximately 34.18 acres.

Discussion

Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes this project meets the criteria under 404.1.4. Section 404.1.4 discusses an area which is appropriate as an economic development area as defined in section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

On November 22, 2021, City Council approved Resolution 21-328, which directed staff to initiate the process of creating the 16th Avenue Urban Revitalization Plan and Area. This resolution set January 10, 2022 as the date of the public hearing.

This matter was brought before the City Planning Commission at their December 14, 2021 meeting. The Commission found the following: 1) That the proposed 16th Avenue Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 16th Avenue

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Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 16th Avenue Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Staff speakers for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs

Speakers in favor: None
Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the 16th Avenue Urban Revitalization Plan and Area.

Vote: 8-0 (3 absent)
AYE – Bass, Danielsen, Opperman, Rater, Rew, Scott, Stroebele and Van Houten
NAY – None
ABSTAIN – None
ABSENT – Halm, Haner, and Hutcheson
Motion: Carried

Attachments

A) Boundary Map
B) 16th Avenue Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department