ATTACHMENT B

16th Avenue
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2021

TABLE OF CONTENTS

SECTION	PAGE
INTRODUCTION	2-3
LEGAL DESCRIPTION OF AREA	4-5
PROPERTY OWNERS & ASSESSED VALUATIONS	6
EXISTING ZONING & PROPOSED LAND USE	6-7
PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES	8
RELOCATION PROVISIONS	8
OTHER PUBLIC ASSISTANCE	8
APPLICABILITY & TAX EXEMPTION SCHEDULE	8-9
APPLICATION & REVIEW PROCESS	9-10
APPENDIX A: TAX PARCEL INFORMATION	11

INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the renovation or construction of new commercial structures resulting in additional employment in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the 16th Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on November 22, 2021, the City Council adopted Resolution No. 21-328, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

16th Avenue Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 21-328

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 16TH AVENUE URBAN REVITALIZATION AREA GENERALLY LOCATED ON APPROXIMATELY 34 ACRES OF LAND ALONG 16TH AVENUE BETWEEN S 17TH STREET AND S 20TH STREET, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is appropriate as an economic development area as defined in Sections 404.1.4 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a cold storage facility; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

WHEREAS, a legal description of this area is attached as Exhibit A.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than December 10, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on January 10, 2022.

ADOPTED AND APPROVED: November 22, 2021

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

URV-21-011

LEGAL DESCRIPTION

The 16th Avenue Urban Revitalization Area is a tract of land consisting of three parcels legally described as:

A parcel of land situated in the North Half (N1/2) of Section 2, Township 74 North, Range 44 West and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 35, Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, State of Iowa, according to an official plat of said land filed in the District Land Office, bounded and described as follows: Beginning at a point on the North-South centerline of said Section 2, from which point the center of said section bears South, 264.98 feet; thence North 89 degrees 50 minutes 17 seconds East, 200.00 feet; thence North 00 degrees 00 minutes 17 sections East, 2150.79 feet to the south line of 16th Avenue; thence along said south line South 89 degrees 30 minutes 12 seconds West, 200.0 feet to a point on said North-South centerline of said Section 2; thence along said North-South centerline North 20.90 feet to the north quarter corner of said Section 2; thence along the North-South centerline of said Section 35, North 00 degrees 21 minutes 09 seconds West, 60.0 feet to a point on the north line of 16th Avenue, said point also being the southwest corner of Lot 12, Block 36, Fleming and Davis addition; thence South 89 degrees 38 minutes 51 seconds West, 16.0 feet; thence North 00 degrees 21 minutes 09 seconds West, 646.37 feet to a point on the south line of 14th Avenue prolonged, said point being South 89 degrees 38 minutes 53 seconds West, 16.0 feet from the northwest corner of Lot 1, Block 29, Fleming and Davis Addition; thence South 89 degrees 38 minutes 53 seconds West, 379.00 feet; thence South 75 degrees 42 minutes 26 seconds West, 399.46 feet; thence South 82 degrees 12 minutes 26 seconds West, 126.58 feet; thence South 21 degrees 28 minutes 31 seconds East, 2490.70 feet to a point on the North-South centerline of said Section 2; thence along said North-South centerline, South 441.28 feet to the Point of Beginning. Containing an area of 1,548,471 square feet, more or less, or 35.548 acres, more or less.

AND

A parcel of land legally described as being the East 16 feet of the South 686 feet, except the South 178 feet of the North 323 feet, all in the SE1/4 SW1/4 of Section 35-75-44, City of Council Bluffs, Pottawattamie County, Iowa. Said parcel of land contains an area of 8,276 square feet more or less, or .19 acres, more or less.

Illustration 2 shows the location and the boundary of the 16th Avenue Urban Revitalization Area, which consists of 34.18 acres.

16th Avenue Urban Revitalization Area

Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The 16th Avenue Urban Revitalization Area will be comprised of approximately 34.18 acres on three undeveloped parcels of land. The total valuation ($) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Parcel Number	Owner Address	Land Valuation	Dwelling Valuation	Improvement Valuation	Total Valuation	Acres
754435376001	1700 16TH AVE LLC 129 N 10TH ST LINCOLN, NE 68508	$12,300	$0	$0	$12,300	11.11
744402100003	1700 16TH AVE LLC 129 N 10TH ST LINCOLN, NE 68508	$28,000	$0	$0	$28,000	22.88
754435376002	UP LAND RESOURCES CORP C/O UNION PACIFIC RAILROAD CO 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179-1640	$900	$0	$0	$900	0.19
	Total:	**$41,200**	**$0**	**$0**	**$41,200**	**34.18**

Valuation was obtained from the records of the Pottawattamie County Assessor. Land valuation for the area is estimated at $41,200.

EXISTING ZONING AND PROPOSED LAND USE

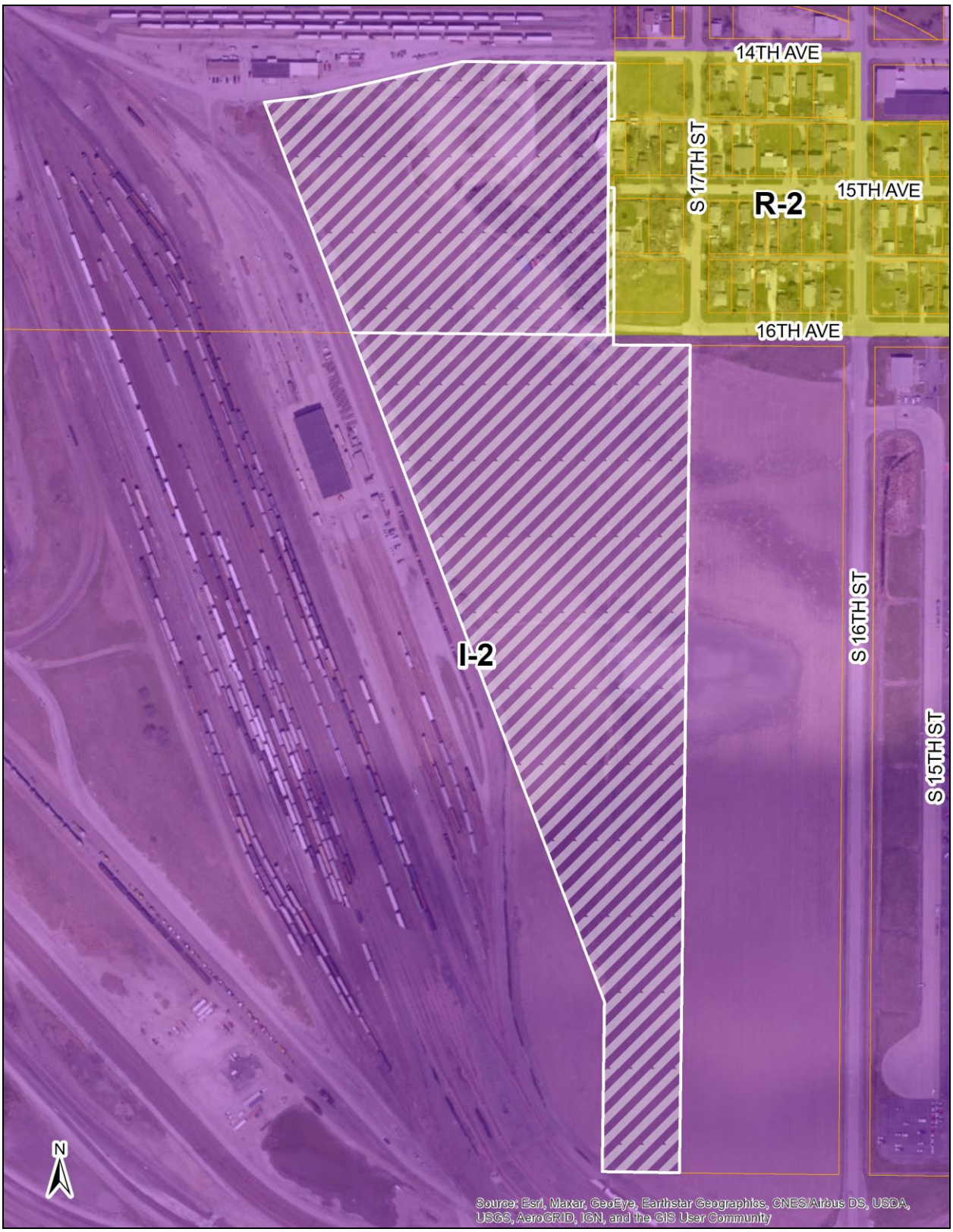
The 16th Avenue Urban Revitalization Area is currently zoned I-2. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects. The proposed principal use of the 16th Avenue Urban Revitalization Area is commercial storage, which is a permitted use in an I-2/General Industrial District.

Surrounding properties to the north, southeast, south, and west are also zoned I-2. Properties east of the subject property on the northerly side are zoned R-2/Two-Family Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

A railyard borders the property to the north, west, and south. Existing land uses in the general vicinity include a neighborhood, which borders the parcels to the northeast. Other land east of the area on the southerly side is also utilized by the railroad.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the proposed 16th Avenue Urban Revitalization Area as “Light Industrial.” According to the plan, light industrial development includes those areas used for industrial purposes that create minimal impacts on surrounding uses. Activities tend to occur inside structures, with outdoor areas limited to storage or distribution.

16th Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The developer of the 16th Avenue Urban Revitalization Area will need to work with Public Works and Council Bluffs Water Works to determine if any services need to be improved or expanded. The project area can be accessed by 16th Avenue or 14th Avenue, which are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 16th Avenue Urban Revitalization Area includes two vacant parcels currently owned by 1700 16th Ave LLC and one vacant parcel currently owned by Union Pacific Railroad. There are no tenants at the location; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 16th Avenue Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2031 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

5. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

APPENDIX A

Find Property Res Sales Comm/Ind Sales

7544 35 376 001

--- Permanent Property Address ---	------- Mailing Address -------
1700 16TH AVE LLC	1700 16TH AVE LLC
	129 N 10TH ST
	LINCOLN, NE 68508

District: 001 CO BLUFFS AG/CO BLUFFS SC

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754435376001

TAX DESCRIPTION*

* Not to be used on legal documents

CO BLUFFS AGRICULTURE SELY11.36 AC S & E OF RR S1/2 SW 35-75-44 EXC E16' S686' SE SW

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

Current Value

2021	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	$12,300	$0	$0	$12,300	11.11	A
Exempt	$0	$0	$0	$0	0	A
Net Total	$12,300	$0	$0	$12,300	11.11	A

Prior Year Value

2020	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	$12,300	$0	$0	$12,300	11.11	A
Exempt	$0	$0	$0	$0	0	A
Net Total	$12,300	$0	$0	$12,300	11.11	A

EXEMPTIONS/CREDITS APPLIED

2020 AGLAND

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 1700 16TH AVE LLC book/page: 2021/17957 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
04/26/2013	200000	D34	2013/07039	multiple parcel sale
08/09/2007	0	D050	2007/13653	multiple parcel sale
08/31/1982	356148	D043	0083/03100	multiple parcel sale
06/30/1980	356500	D000	0081/00121	multiple parcel sale
01/01/1977	0	D003	0077/08713	multiple parcel sale

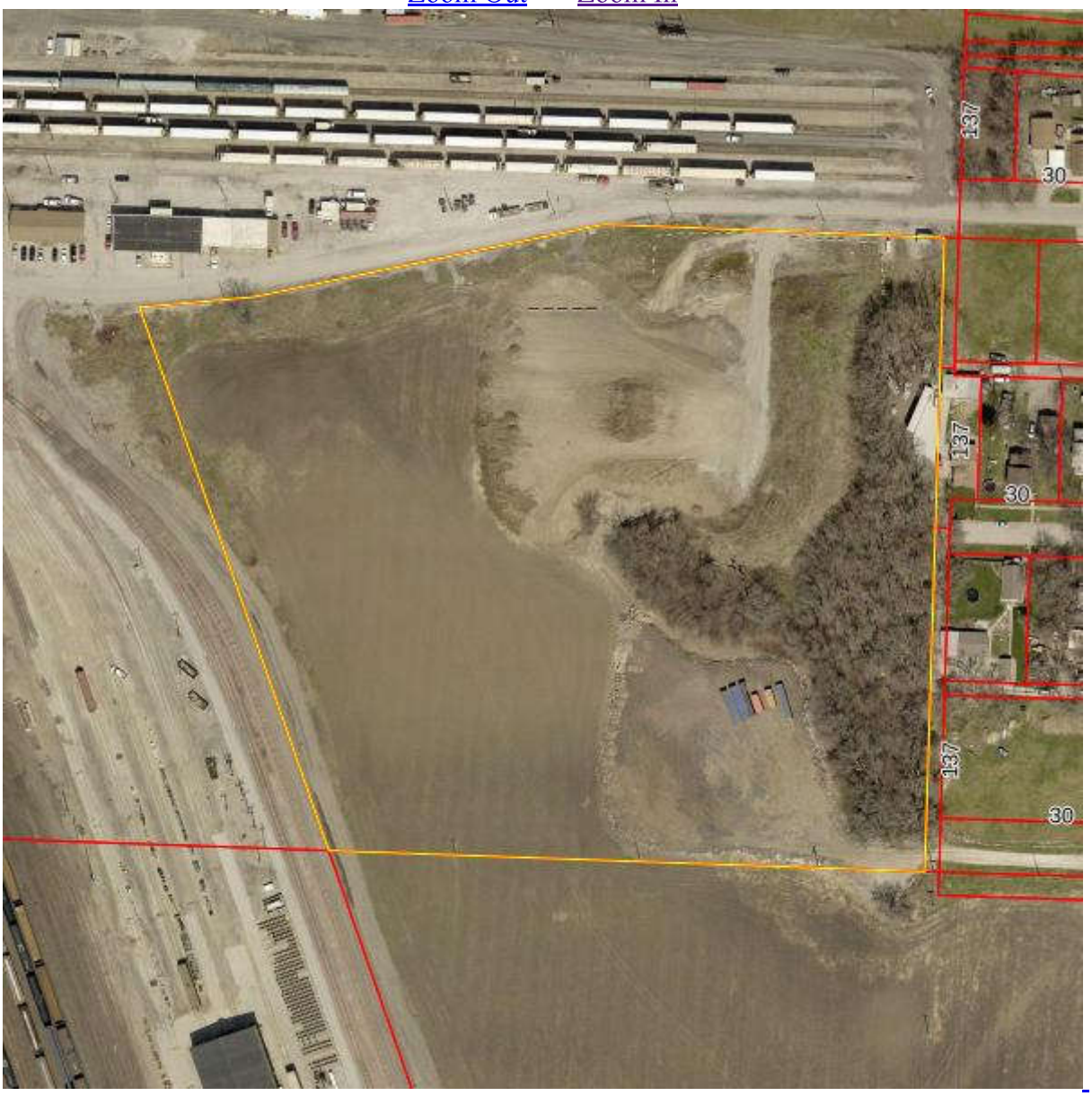
ASSESSMENT DATA

PDF: 23 MAP: 19

Date Reviewed: 09/13/07 SLW

LAND.....483950 sqFt 11.11 acres

Zoom Out Zoom In



1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 02 100 003

--- Permanent Property Address ---	------- Mailing Address -------
1700 16TH AVE LLC	1700 16TH AVE LLC
	129 N 10TH ST
	LINCOLN, NE 68508

District: 001 CO BLUFFS AG/CO BLUFFS SC

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744402100003

TAX DESCRIPTION*

* Not to be used on legal documents

CO BLUFFS AGRI 2-74-44 PT E1/2 NW LYING E OF UP ROW & W200' W1/2 NE LYING S OF 16TH AVE & N OFUP ROW

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

Current Value

2021	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	$28,000	$0	$0	$28,000	22.88	A
Exempt	$0	$0	$0	$0	0	A
Net Total	$28,000	$0	$0	$28,000	22.88	A

Prior Year Value

2020	Agri. Land	Dwelling	Improvement	Total	Ag Acres	Class
Full Value	$28,000	$0	$0	$28,000	22.88	A
Exempt	$0	$0	$0	$0	0	A
Net Total	$28,000	$0	$0	$28,000	22.88	A

EXEMPTIONS/CREDITS APPLIED

2020 AGLAND

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 1700 16TH AVE LLC book/page: 2021/17957 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
04/26/2013	200000	D34	2013/07039	multiple parcel sale
08/09/2007	0	D050	2007/13653	multiple parcel sale
08/31/1982	356148	D043	0083/03100	multiple parcel sale
06/30/1980	356500	D000	0081/00121	multiple parcel sale
01/01/1977	0	D003	0077/08713	multiple parcel sale

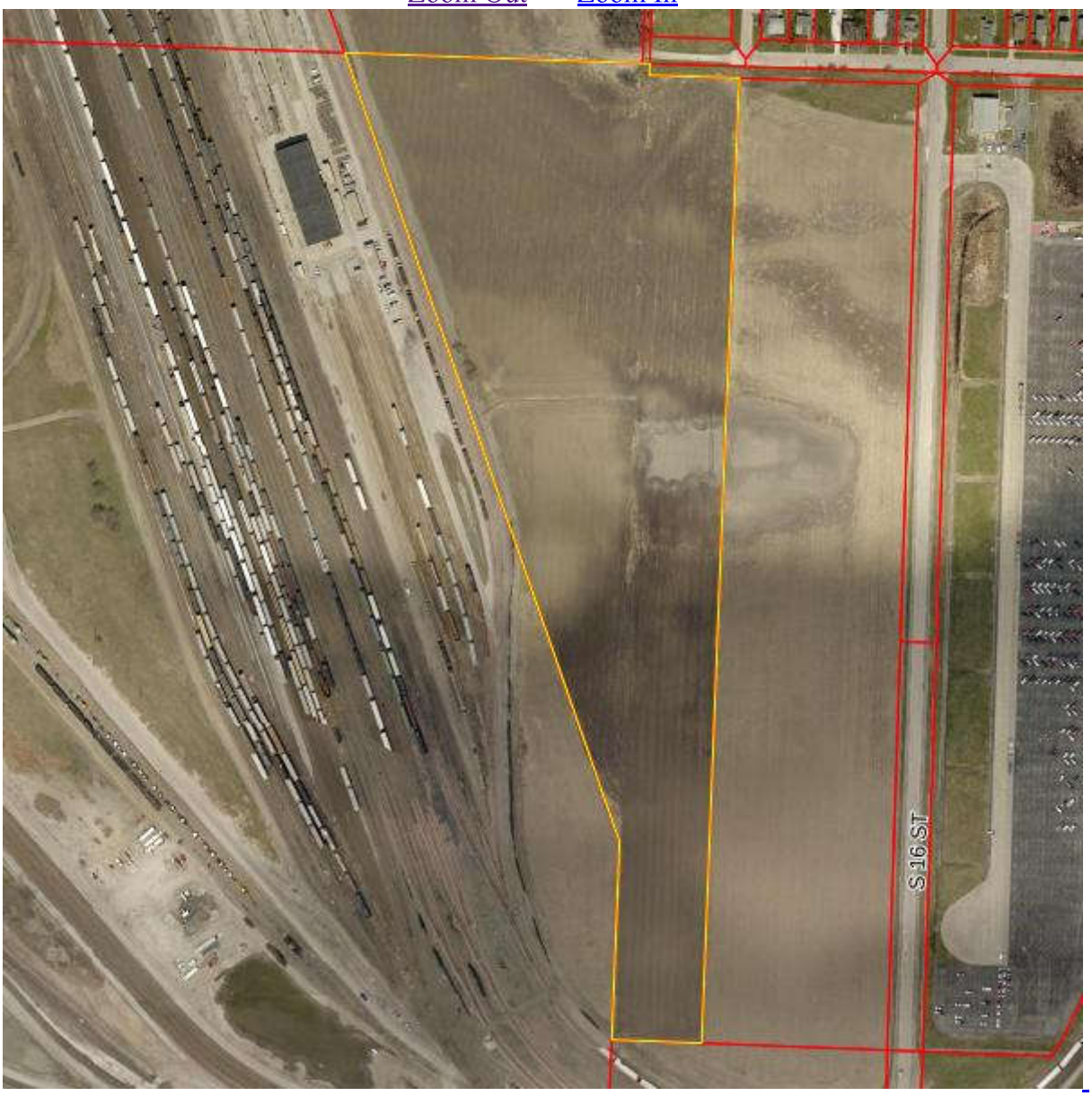
ASSESSMENT DATA

PDF: 23 MAP: 19

Date Reviewed: 09/13/07 SLW

LAND.....996652 sqFt 22.88 acres

Zoom Out Zoom In



2400ft x 2400ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 35 376 002

--- Permanent Property Address ---
UP LAND RESOURCES CORP

------- Mailing Address -------
UP LAND RESOURCES CORP
C/O UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179-1640

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754435376002

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

CO BLUFFS E16' S686' SE SW 35-75-44 EXC S178' N323'

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$900	$0	$900	R
Exempt	$0	$0	$0	R
Net Total	$900	$0	$900	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$900	$0	$900	R
Exempt	$0	$0	$0	R
Net Total	$900	$0	$900	R

========== EXEMPTIONS/CREDITS APPLIED ==========

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D UP LAND RESOURCES CORP book/page: 77/8713 D

Date Reviewed: 09/03/19 KK

LAND.....8276 sqFt .19 acres

Zoom Out Zoom In



1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales