# Council Communication

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| Department:<br>Community Development<br><br>Case/Project No.: URN-22-001 | Ordinance No.:<br><br>Resolution No.: 22- | City Council: 4-11-2022<br>Planning Commission: 4-12-2022<br>P.H. and First Reading: 5-9-2022<br>Second Reading: 5-23-2022<br>Third Reading: Request Waive |

**Subject/Title**

Resolution of Necessity for the Valley View North Urban Renewal Area

**Location**

Generally located between Valley View Drive and Interstate-80 from Franklin Avenue to McPherson Avenue

Legal Description: Attached

**Background/Discussion**

Background

In 2022, the City began working with Jason James of Jilla Development, LLC for the development of vacant, blighted land located along the east side Valley View Drive north of Franklin Avenue. The developer proposes the construction of 75-120 market-rate apartment units. Because of the site constraints and needed improvements to infrastructure, the site has been determined to meet the definition of blight under Chapter 403 of the Iowa Code.

Under Chapter 403 of the Iowa Code, Iowa law allows municipalities to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing.

Discussion

If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council 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:

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| 4-12-2022 | City Planning Commission hearing and review |
| 4-19-2022 | Consultation meeting to be held with other taxing jurisdictions |
| 5-9-2022 | City Council public hearing on the proposed urban renewal plan |

**Staff Recommendation**

The Community Development Department recommends that City Council adopt a resolution of necessity setting the dates of a consultation and public hearing on the Valley View North Urban Renewal Area Plan for the City of Council Bluffs.

**Attachments**

1. Proposed Valley View North Urban Renewal Area Map
2. Resolution of Necessity
3. Notice of Consultation
4. Notice of Public Hearing
5. Draft Valley View North Urban Renewal Area Plan

Submitted by: Courtney Harter, Director of Community Development