Council Communication

Department: Community Development Case No.: URV-22-007 Submitted by: Housing & Economic Development	Resolution No.: 22-	Resolution of Intent: 8/8/2022 Planning Commission: 8/9/2022 Public Hearing & First Reading: 9/12/2022 Second Reading: 9/26/2022 Third Reading: Request to Waive

Subject/Title

Establishment of the 2022 Amendment to the South Pointe Urban Revitalization Area.

Location

Properties addressed as 2101 42nd Avenue, 2601 Veterans Memorial Highway, 4220, 4325, 4441, and 4500 Gifford Road, and undeveloped land lying amid and west of said addresses.

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.

On November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6375 was adopted on December 27, 2018, which established the Urban Revitalization Area. On May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan, and on July 13, 2020, Ordinance No. 6418 was adopted to amend the Urban Revitalization Area. On April 26, 2021, Ordinance No. 6449 was adopted, and on July 12, 2021, Ordinance No. 6463 was adopted amending the area again.

The Community Development Department wishes to again amend the Urban Revitalization Area by adding nine additional parcels with development potential. Community Development staff anticipates receiving a proposal for the development of an industrial/manufacturing center on the properties. Staff has prepared an amendment to the Plan in accordance with Section 404.2 of the Iowa Code. The amendment consists of adding approximately 106.35 acres to the existing area.

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 August 8, 2022, City Council approved Resolution 22-197, which directed staff to initiate the process of creating the 2022 Amendment to the South Pointe Urban Revitalization Plan and Area.

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This resolution set September 12, 2022 as the date of the public hearing.

This matter was brought before the City Planning Commission at their August 9, 2022 meeting. The Commission found the following: 1) That the proposed 2022 Amendment to the South Pointe 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 South Pointe Urban Revitalization Area is 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 comments were received. 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 2022 Amendment to the South Pointe Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Staff speakers for the request:

1. Christopher Gibbons, Planning & Code Compliance Manager, City of Council Bluffs

Speakers in favor:

1. John Jerkovich, 535 W Broadway, Suite 100, Council Bluffs, IA 51503

Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the 2022 Amendment to the South Pointe Urban Revitalization Plan and Area.

Vote: 10-0 (1 absent)
AYE – Bass, Halm, Hutcheson, Knauss, Opperman, Rater, Rew, Scott, Stroebele, and Van Houten.
NAY – None
ABSTAIN – None
ABSENT – Danielsen
Motion: Carried

Attachments

A) Boundary Map
B) 2022 Amendment to the South Pointe Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department
Approved by: Courtney Harter, Director, Community Development Department