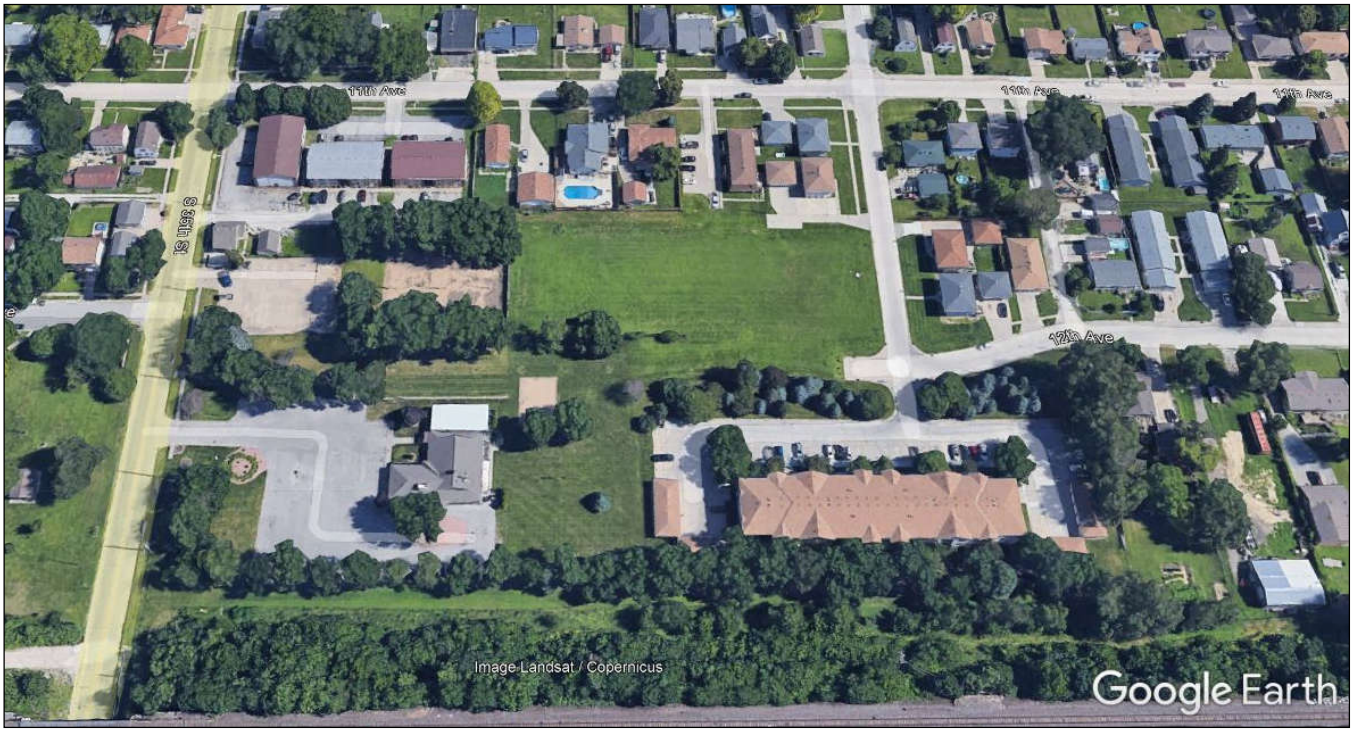
Attachment B

Black Squirrel Flats
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2022

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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 Black Squirrel Flats Urban Revitalization Area meets the criteria of element 5. Consequently, on _____, the City Council adopted Resolution No. 22-____, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Black Squirrel Flats Urban Revitalization Area
Illustration 1 – Resolution

RESOLUTION NO._____

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE BLACK SQUIRREL FLATS URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 1, BLACK SQUIRREL FLATS SUBDIVISION.

WHEREAS, the subject area is an appropriate area as defined in Sections 404.1.5 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a new multifamily development; 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.

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 404.1.5.

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 October 28, 2022.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 28, 2022.

ADOPTED AND APPROVED: _____, 2022

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

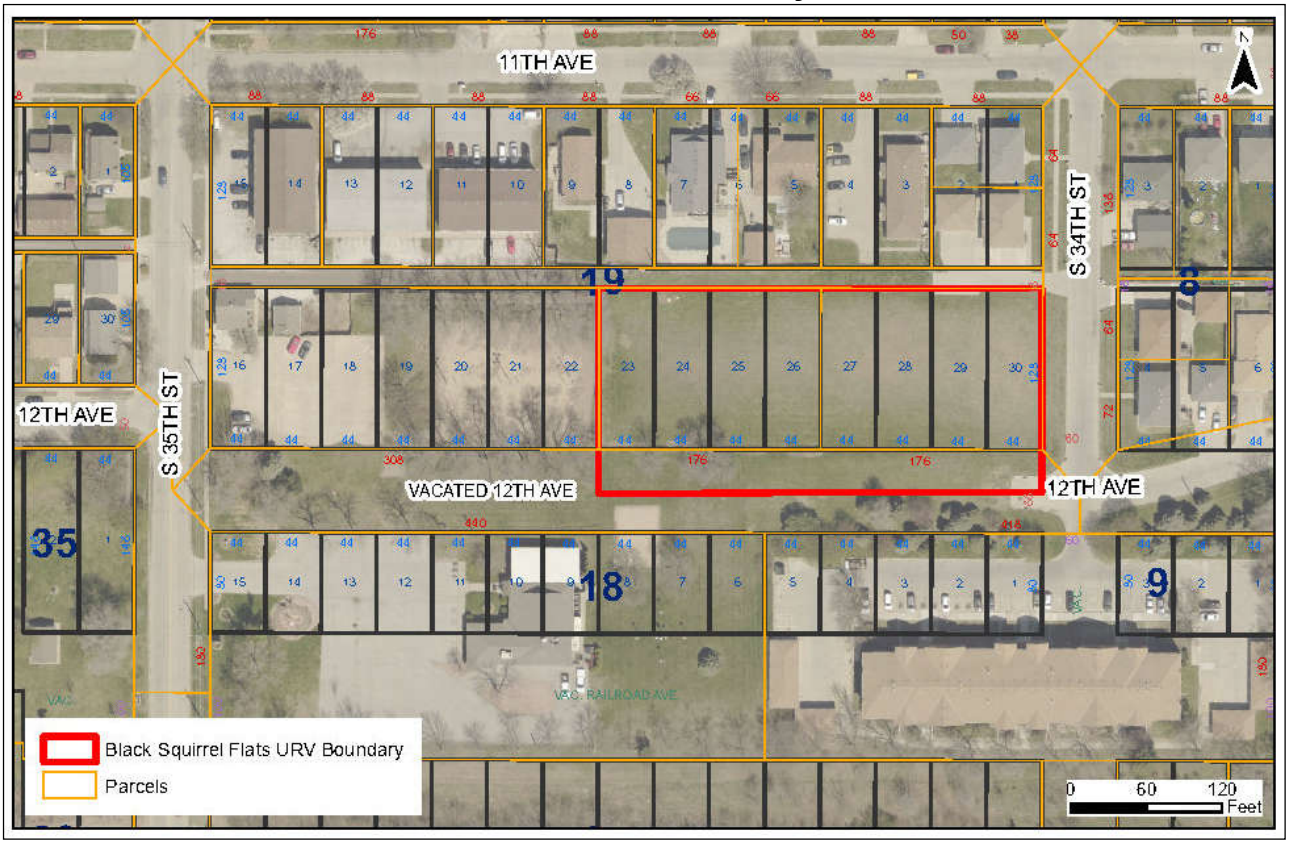
URV-22-009

LEGAL DESCRIPTION

The Black Squirrel Flats Urban Revitalization Area is a tract of land containing one parcel legally described as: Lot 1, Black Squirrel Flats Subdivision.

Illustration 2 shows the location and the boundary of the Black Squirrel Flats Urban Revitalization Area, which is approximately 1.3 acres.

Black Squirrel Flats Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The Black Squirrel Flats Urban Revitalization Area will be comprised of approximately 1.3 acres on one parcel of land owned by Black Squirrel Investors LLC. A developer intends to construct a residential development called Black Squirrel Flats.

Valuation was obtained from the records of the Pottawattamie County Assessor. [Pending update following recent replat.]

Parcel Number	Zoning	Permanent Property Address	Owner Mailing Address	Land Valuation	Building Valuation	Parcel Total Valuation	Acreage
Pending	R-3/Low Density Multifamily Residential	Black Squirrel Investors LLC	Black Squirrel Investors LLC 1115 S 35th St Council Bluffs, IA 51501	Pending	Pending	Pending	Pending

EXISTING ZONING AND PROPOSED LAND USE

The Black Squirrel Flats Urban Revitalization Area is currently zoned R-3. The R-3/Low Density Multifamily Residential District is intended and designed for lower density multifamily residential areas of the city. This district permits a variety of housing types and is intended for established and developing areas of the city. The proposed principal use of the Black Squirrel Flats Urban Revitalization Area is multifamily residential, which is a permitted use in an R-3/Low Density Multifamily Residential District.

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

Existing land uses in the general vicinity include: single-family and multifamily residential to the north and east, multifamily residential to the south, a local restaurant to the southwest, and a local commercial tax service business to the west.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the proposed Black Squirrel Flats Urban Revitalization Area as “High-Density Residential.” According to the plan, high-density residential areas in Council Bluffs typically include a series of multi-family structures built as part of the same development. The structures are often arranged around an internal street network or a central courtyard or open space. These developments are often adjacent to neighborhoods, but tend to have their own character.

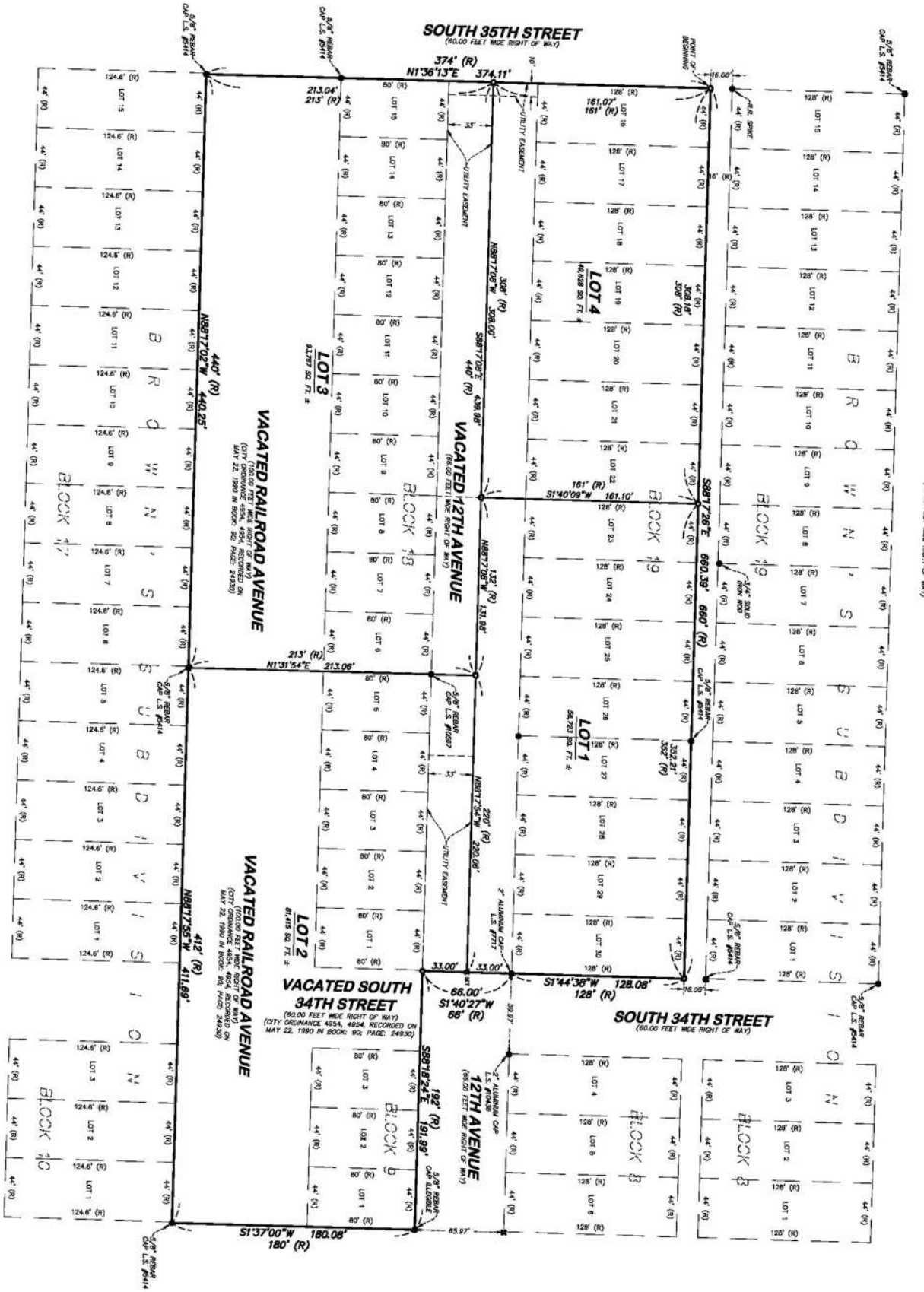
Final plat approval of a four-lot subdivision known as Black Squirrel Flats Subdivision and which includes the proposed Black Squirrel Flats Urban Revitalization Area was approved by City Council on 8/8/2022. Illustration 4 depicts the approved final plat. The new tax parcel information is pending an update from the Pottawattamie County Assessor and GIS.

Black Squirrel Flats Urban Revitalization Area

Illustration 3 – Zoning



Illustration 4 – Final Plat of Black Squirrel Flats



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Black Squirrel Flats Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along South 34th St, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed Black Squirrel Flats Urban Revitalization Area is currently vacant land. 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 Black Squirrel Flats Urban Revitalization Plan will apply to multi-family residential (12 or more units) use.

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. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2042 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. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. 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. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). 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.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

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

7. 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.