Council Communication
November 28, 2022 City Council Meeting

Department: Community Development Case/Project Nos.: URV-18-002, URV 11-002, URV -10-003, URV-18-003, URV-10-004, URV 16-001, URV-14-004	Ordinance Nos.: Resolution Nos.: 22-	First Reading: 11-28-22 Second Reading: N/A Third Reading: N/A Public Hearing: 11-28-22

Subject/Title

1) Repeal of the Peterson School Urban Revitalization Plan, Area and Ordinance
2) Repeal of the Indian Creek South Urban Revitalization Plan, Area and Ordinance
3) Repeal Bluff Street Urban Revitalization Plan, Area and Ordinance
4) Repeal South 4th Street Urban Revitalization Plan, Area and Ordinance
5) Repeal Pine Ridge Urban Revitalization Plan, Area and Ordinance
6) Repeal Hawkeye Heights Urban Revitalization Plan, Area and Ordinance
7) Repeal Gunn School Urban Revitalization Plan, Area and Ordinance

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 apply to commercial development, industrial development and multi-family residential development (12 units or more). Both new construction on vacant or unimproved land and the rehabilitation of existing structures are eligible for tax abatement.

The City of Council Bluffs currently has 21 urban revitalization areas. Several of these areas projects have been completed. As a result, these seven areas should now be repealed.

Discussion

Peterson School – The Peterson School Urban Revitalization Area was originally adopted on April 9, 2018 by Resolution 18-93 and Ordinance 6324. As a result of the creation of this urban revitalization area, Lake Creek Properties, LLC renovated an existing structure in to a post-secondary school specializing in hair design. The project is now complete.

Indian Creek South – The Indian Creek South Urban Revitalization Area was originally adopted on December 12, 2011 by Resolution 11-284 and Ordinance 6143. As a result of the creation of this urban revitalization area several commercial improvement projects were able to be completed.

Bluff Street – The Bluff Street Urban Revitalization Area was originally adopted on June 14, 2010 by Resolution 10-160 and Ordinance 6087. As a result of the creation of this urban revitalization area, J Development Company renovated the Kirn gym into 20 multi-family units. The project is now complete.

South 4th Street – The South 4th Street Urban Revitalization Area was originally adopted on April 9,

2018 by Resolution 18-94 and Ordinance 6325. As a result of the creation of this urban revitalization area, 7 South 4th Street, LLC constructed a family entertainment center. The project is now complete.

Pine Ridge – The Pine Ridge Urban Revitalization Area was originally adopted on June 14, 2010 by Resolution 10-161 and Ordinance 6088. As a result of the creation of this urban revitalization area, J Development renovated 96 multi-family units, parking areas, retaining walls and made drainage improvements. The project is now complete.

Hawkeye Heights – The Hawkeye Heights Urban Revitalization Area was originally adopted on February 22, 2016 by Resolution 16-23 and Ordinance 6269. As a result of the creation of this Urban Revitalization area, Agemark Senior Living developed a 34 unit senior memory care/assisted living facility. The project is now complete.

Gunn School – Gunn School Urban Revitalization Area was originally adopted on October 27, 2014 by Resolution 14-253 and Ordinance 6216. As a result of the creation of this Urban Revitalization area, Seldin renovated the Gunn School into 46 multi-family units for senior living. The project is now complete.

Staff Recommendation

The Community Development Department recommends repealing the Peterson School, Indian Creek South, Bluff Street, South 4th Street, Pine Ridge, Hawkeye Heights and Gunn School Urban Revitalization Plans and Areas and including the corresponding ordinances, effective November 28, 2022.

Attachments

Resolutions and Ordinances to Repeal

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