

## Council Communication

Department: Community Development  CASE # URV-18-007  Applicant: Community Development Department	Resolution No. _____  Ordinance No. _____	Resolution of Intent: 10-8-18 Planning Commission: 11-13-18 City Council Public Hearing: 11-26-18 First Reading: 11-26-18 Second Reading: 12-17-18 Third Reading: REQUEST TO WAIVE
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### Subject/Title

Adoption of the South Pointe Urban Revitalization Plan and Area

### Location

South 19<sup>th</sup> Street from Veteran's Memorial Highway to Gifford Road

### 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.

### Discussion

The Council Bluffs Industrial Foundation and the City of Council Bluffs have been working on the development of industrial ground near South 19<sup>th</sup> Street and Veteran's Memorial Highway for the past fifteen years. A recent subdivision (South Pointe Subdivision Phase 2) expanded the available land appropriate for economic development by 95.83 acres. A previous industrial subdivision (South Pointe Subdivision) contains 80.09 acres with 6.15 acres undeveloped.

A letter of support to designate the area as an urban revitalization area was submitted by the Advance Southwest Iowa Corporation. As confirmed in their letter, the urban revitalization program enhances the attractiveness of this area for economic development by providing eligible businesses tax exemptions on approved projects.

Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes a finding would be consistent 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(10) defines an economic development area as an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

On October 8, 2018, the City Council approved Resolution 18-282, which directed staff to initiate the process of creating the South Pointe Urban Revitalization Plan and Area and set November 26, 2018 as the public hearing date. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.

Notification was sent to the owners of properties who are within the urban revitalization area. One response was received asking to review the entire plan. It was provided to the property owner and no formal written statements have been received from them or any others.

#### **Staff Recommendation**

The Community Development Department recommends approval of the South Pointe Urban Revitalization Plan and Area and 1<sup>st</sup> consideration of the ordinance.

#### **Planning Commission Public Hearing**

Speakers in favor: Paula Hazlewood, Advance Southwest Iowa Corporation, 149 West Broadway, Council Bluffs, IA 51503.

Speakers against: None

#### **Planning Commission Recommendation**

Staff specifically asked that the Commission consider the following:

- The proposed South Pointe Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan.
- The South Pointe Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

The Planning Commission recommends approval of the South Pointe Urban Revitalization Plan and Area.

VOTE: AYE 9    NAY 0    ABSTAIN 0    ABSENT 0    Motion: Carried

#### **Attachments**

- 1) South Pointe Urban Revitalization Plan
- 2) Ordinance
- 3) Resolution approving the South Pointe Urban Revitalization Plan and Area

Prepared by: Brenda Carrico, Program Coordinator, Community Development Department  
Approved by: Brandon Garrett, Director, Community Development Department

# Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$290,200.00	\$0	\$0	\$290,200.00	3.28
744411377004	R A H Council Bluffs LLC c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920 J A K Investments LLC 865 Bud Boulevard Fremont, NE 68025 ARC Fecnbia001 LLC c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025	\$263,000.00	\$0	\$489,200.00	\$752,200.00	2.63
744411379001	McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714 Glenn, Bernard L Trust 18045 Bent Tree Ridge Council Bluffs, IA 51503 Glenn, Ross B-Patricia E 4343 S 19th Street Council Bluffs, IA 51501 TEQ Properties, LLC c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	\$1,474,000.00	\$0	\$3,704,600.00	\$5,178,600.00	14.74
744414126003		\$1,101,000.00	\$0	\$1,394,800.00	\$2,495,800.00	11.01
744414126002		\$1,123,000.00	\$0	\$2,905,400.00	\$4,028,400.00	11.23
744414127003		\$150,000.00	\$0	\$420,800.00	\$570,800.00	1.50
744414127004		\$144,000.00	\$0	\$0.00	\$144,000.00	1.60
744414127005		\$124,000.00	\$0	\$403,700.00	\$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$121,500.00	\$0	\$0	\$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$75,700.00	\$0	\$0	\$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$70,100.00	\$0	\$0	\$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502 Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$15,800.00	\$0	\$0	\$15,800.00	1.66
		\$35,800.00	\$0	\$0	\$35,800.00	16.00
		\$4,988,100.00	\$0	\$9,318,500	\$14,306,600.00	136.90



149 W. Broadway,  
Council Bluffs, IA 51503

September 24, 2018

The Honorable Mayor Matt Walsh and  
Council Bluffs City Council Members  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

Dear Mayor Walsh and Council Members:

Congratulations on the exciting things that are happening in Council Bluffs. The City has so many things to be proud of and Advance Southwest Iowa Corporation (ASWIC) is thrilled to be able to promote our great City.

As you know, ASWIC works to attract new businesses to the City as well as retain our existing business base. In order for us to be successful, it is vital that we have shovel ready sites as well as State and local incentives to assist us in our process. As such, I'm writing this letter in support of the Urban Revitalization designation for South Point Business Park Phase I and II.

South Point is owned by the Council Bluffs Industrial Foundation with Phase II being a designated shovel ready site. ASWIC has been actively marketing both Phase I and II of South Point since September 2016. Based on this robust marketing effort, we have experienced an abundance of interest with two executed options in Phase II and two additional companies looking at two of the remaining parcels (one in Phase I and one in Phase II).

The City of Council Bluffs Urban Revitalization program is a critical component to our competitiveness for current and future projects at South Point. The Urban Revitalization program can be utilized as a stand-alone incentive program but can also be applied as the match component for the State of Iowa's Targeted Jobs and High Quality Jobs programs which makes this a versatile instrument in our economic development tool box.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Urban Revitalization designation for South Point Phase I and II. We look forward to being able to further promote South Point as an industrial site within the City of Council Bluffs and sincerely appreciate all that you and the Council do to continue to grow our City. Please feel free to contact me directly at (402) 960-8505 should you have any questions regarding the content of this letter.

Regards,

*Paula D. Hazlewood*

Paula D. Hazlewood  
Executive Director  
Advance Southwest Iowa Corporation