**Council Communication**
**February 25, 2019 City Council Meeting**

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| Department:<br>Community Development<br><br>Case/Project No.: URN-19-002 | Ordinance No.:<br><br>Resolution No.: 19- | Planning Commission: 2-12-2019<br>P.H. and First Reading: 2-25-2019<br>Second Reading: 3-11-2019<br>Third Reading: Request to waive |

**Subject/Title**

1) Resolution terminating the Mid-City Corridor Urban Renewal Plan (2004) and adopting the 2019 Mid-City Urban Renewal Area Plan
2) Consideration of the Tax Increment Financing Ordinance

**Location**

Generally located from Avenue B to 6th Avenue and South 8th Street to South 13th Street

**Background/Discussion**

Background

In 2004, the City Council adopted Resolution 04-112 creating the Mid-City Urban Renewal Plan. The primary reason for this Plan was the elimination of slum and blight as allowed under Iowa Code Section 403. This allowed the Community Development Department to utilize Community Development Block Grant (CDBG) funds to acquire and demolish the blighted industrial, commercial and residential properties in the original plan area. The U.S. Department of Housing and Urban Development (HUD) recognizes urban renewal plans as a slum and blight designation for a ten-year period. During the ten years, the City acquired, demolished and cleaned up environmental contamination on 23 acres on over 30 properties.

Because HUD requires cities to reevaluate slum and blight urban renewal plans every ten years, the City believes the best alternative is to adopt a new Mid-City Urban Renewal Area Plan with a new defined area to ensure continued progress in the neighborhood. The new area expands to the east and south to include previously excluded commercial properties. Additionally, the ability to use tax increment financing (TIF) will be added to the plan for future acquisition and redevelopment use.

Discussion

On January 14, 2019, the City Council approved a resolution of necessity, which directed staff to initiate the process of creating the 2019 Mid-City Urban Renewal Plan and Area. This resolution established the following actions and timeframes:

1-29-19 Consultation meeting to be held with other affected taxing jurisdictions
2-12-19 City Planning Commission hearing and review
2-25-19 City Council public hearing on the proposed urban renewal plan and 1st consideration of TIF ordinance
3-11-19 City Council 2nd consideration of TIF ordinance (request to waive 3rd)

The consultation hearing was held on January 29, 2019 and no interested parties attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.

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**Staff Recommendation**

The Community Development Department recommends approval of the 2019 Mid-City Urban Renewal Area Plan for the City of Council Bluffs.

**Planning Commission Public Hearing (February 12, 2019)**

Christopher Gibbons appeared before the Planning Commission in favor of the request. No one appeared in opposition.

**Planning Commission Recommendation**

The Planning Commission determined the 2019 Mid-City Urban Renewal Plan and Area conforms to the "Bluffs Tomorrow: 2030 Plan" which is the general plan for the development of the City of Council Bluffs and recommended approval of the 2019 Mid-City Urban Renewal Plan and Area.

VOTE: AYE 10 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

**Attachments**

1. Resolution adopting the 2019 Mid-City Urban Renewal Plan and Area with the plan attached as Exhibit 1 (also terminates the 2004 Mid-City Urban Renewal Plan and Area)
2. Consultation proceedings
3. City Planning Commission Report
4. TIF Ordinance

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