Council Communication

Department: Community Development CASE # URV-20-003	 Resolution No. _____ Ordinance No. _____	City Council: 4/06/2020 City Council Public Hearing: 5/18/2020 1st Reading: 5/18/2020 2nd Reading: 6/08/2020 3rd Reading: REQUEST TO WAIVE

Subject/Title

Establishment of the 14th Avenue Urban Revitalization Area. Location: 3540 14th Avenue.

Background/Discussion

Background

A proposal has been submitted by Chris Rochleau of Cherry Ridge Construction for 3540 14th Avenue. Cherry Ridge Construction intends to add two mixed-use commercial buildings to the currently vacant site for contractor shops, office space, and auto repair.

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: 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."

Staff has prepared a resolution of intent to establish this project area as an urban revitalization area. The resolution directs staff to develop an urban revitalization plan as required by the Iowa Code, notify property owners and occupants and set May 18, 2020 as a public hearing date. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area, the City is permitted to grant tax abatement to qualified projects.

If approved, the project as proposed could be eligible for either a full exemption from taxation for three years, or a ten year declining property tax abatement on the actual value added by the improvements.

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to establish the 14th Avenue Urban Revitalization Area.

Attachments

Boundary Map and Draft Plan