Council Communication

Department: Community Development Case No.: URV-21-009 Submitted by: Housing & Economic Development	Resolution No.: 21- Ordinance No.:	Resolution of Intent: 5/24/2021 Planning Commission: 6/8/2021 Public Hearing & First Reading: 6/28/2021 Second Reading: 7/12/2021 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the River Road Urban Revitalization Area

Location

Undeveloped land lying north of 2849 River Road.

Background/Discussion

Background

A development proposal has been submitted to Community Development for the construction of a new manufacturing and distribution center to be built on property currently owned by the City of Council Bluffs located on River Road.

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. Section 404.1.4 discusses an area, which is appropriate as an economic development area as defined in section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

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 June 28, 2021 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 full exemption from taxation for three years or a ten year declining property tax abatement.

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent establishing the River Road Urban Revitalization Area.

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the River Road Urban Revitalization Plan

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