Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: Resolution No.: 21-	City Council: 5-24-2021 Planning Commission: 6-8-2021 P.H. and First Reading: 6-28-2021 Second Reading: 7-12-2021 Third Reading: Request Waive

Subject/Title

Resolution of Necessity for the South Avenue Urban Renewal Area

Location

Generally located west of Harry Langdon Blvd, South of 18th Ave, east of South Expressway, north of I-80

Legal Description: Attached

Background/Discussion

Background

In 2021, the City began working with TSL Holding Company, Limited to assist with their multi-modal project from the railroad to the interstate. This $28 million project will relocate their business from Omaha to Council Bluffs will relocate 38 positions to Council Bluffs. TSL plans to apply for a Targeted Jobs Withholding Tax Credit which requires a local match by the City and/or County. TSL has requested the City contribute $1,075,800 towards their match requirement in the form of Tax Increment Financing (TIF) through the Urban Renewal law.

Under Chapter 403 of the Iowa Code, Iowa law allows municipalities to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing.

Discussion

If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration.

This resolution establishes the following timeframe:

6-8-2021 City Planning Commission hearing and review
6-9-2021 Consultation meeting to be held with other taxing jurisdictions
6-28-2021 City Council public hearing on the proposed urban renewal plan

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution of necessity setting the dates of a consultation and public hearing on the South Avenue Urban Renewal Area Plan for the City of Council Bluffs.

Attachments

1. Proposed South Avenue Urban Renewal Area Map
2. Resolution of Necessity
3. Notice of Consultation
4. Notice of Public Hearing
5. Draft South Avenue Urban Renewal Area Plan

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department