Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: Resolution No.: 21-	City Council: 6-14-2021 Planning Commission: 7-13-2021 P.H. and First Reading: 7-26-2021 Second Reading: 8-9-2021 Third Reading: Request Waive

Subject/Title

Resolution of Necessity for the Arbor Creek Urban Renewal Area

Location

Generally located at the intersection of College Road and Railroad Avenue

Legal Description: Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa

Background/Discussion

Background

In 2020, the City approved the offer to buy submitted by Neal Drickey for the property located at the corner of College Road and Railroad Avenue. Mr. Drickey proposed a 26-unit subdivision consisting of 12 attached single-family and 14 detached single-family housing units which would create an estimated $5.07 million in taxable value. As part of his commitment, Mr. Drickey proposed setting aside the attached units for the creation of affordable housing. The attached units will be sold for $159,999.00, and the other 19 single-family homes will be sold at market rate in the range of $210,000.00 - $265,000.00. Total site infrastructure construction and land costs are $830,133.. The developer is requesting TIF assistance (100% over 10 years) with a maximum cap of $1,783,520.38 to complete the required infrastructure improvements and offset the loss from the construction of affordable units.

The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the Code of Iowa Section 403.17(12). With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

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:

6-24-2021 Consultation meeting to be held with other taxing jurisdictions
7-13-2021 City Planning Commission hearing and review
7-26-2021 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 Arbor Creek Urban Renewal Area Plan for the City of Council Bluffs.

Attachments

1. Resolution of Necessity
2. Notice of Consultation
3. Notice of Public Hearing
4. Draft Arbor Creek Urban Renewal Area Plan

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