Attachment B

River Road
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2021

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area 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.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the renovation or construction of new commercial structures resulting in additional employment in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

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.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the River Road Urban Revitalization Area meets the criteria of element 4. Consequently, on May 24, 2021, the City Council adopted Resolution No. 21-150, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

River Road Urban Revitalization Area
Illustration 1 – Resolution

RESOLUTION NO. 21-150

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE RIVER ROAD URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 1, RIVER ROAD SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is appropriate as an economic development area as defined in Sections 404.1.4 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a manufacturing and distribution center; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 28, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on June 28, 2021.

ADOPTED
AND
APPROVED: May 24, 2021

Matthew J. Walsh — Mayor

ATTEST:
Allison Head — Acting City Clerk

LEGAL DESCRIPTION

The River Road Urban Revitalization Area is a tract of land consisting of parcel number 744404401001, legally described as:

Lot 1, River Road Subdivision, City of Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the River Road Urban Revitalization Area, which consists of 39.48 acres.

River Road Urban Revitalization Area

Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The River Road Urban Revitalization Area will be comprised of 39.48 acres on one undeveloped parcel of land owned by the City of Council Bluffs. The total valuation ($) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: $0
Dwelling Valuation: $0
Building Valuation: $0
Total Valuation: $0

A listing of the parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in Attachment A. Valuation was obtained from the records of the Pottawattamie County Assessor.

EXISTING ZONING AND PROPOSED LAND USE

The River Road Urban Revitalization Area is currently zoned I-2. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects. The proposed principal uses of the River Road Urban Revitalization Area are manufacturing and distribution, which are permitted uses in an I-2/General Industrial District.

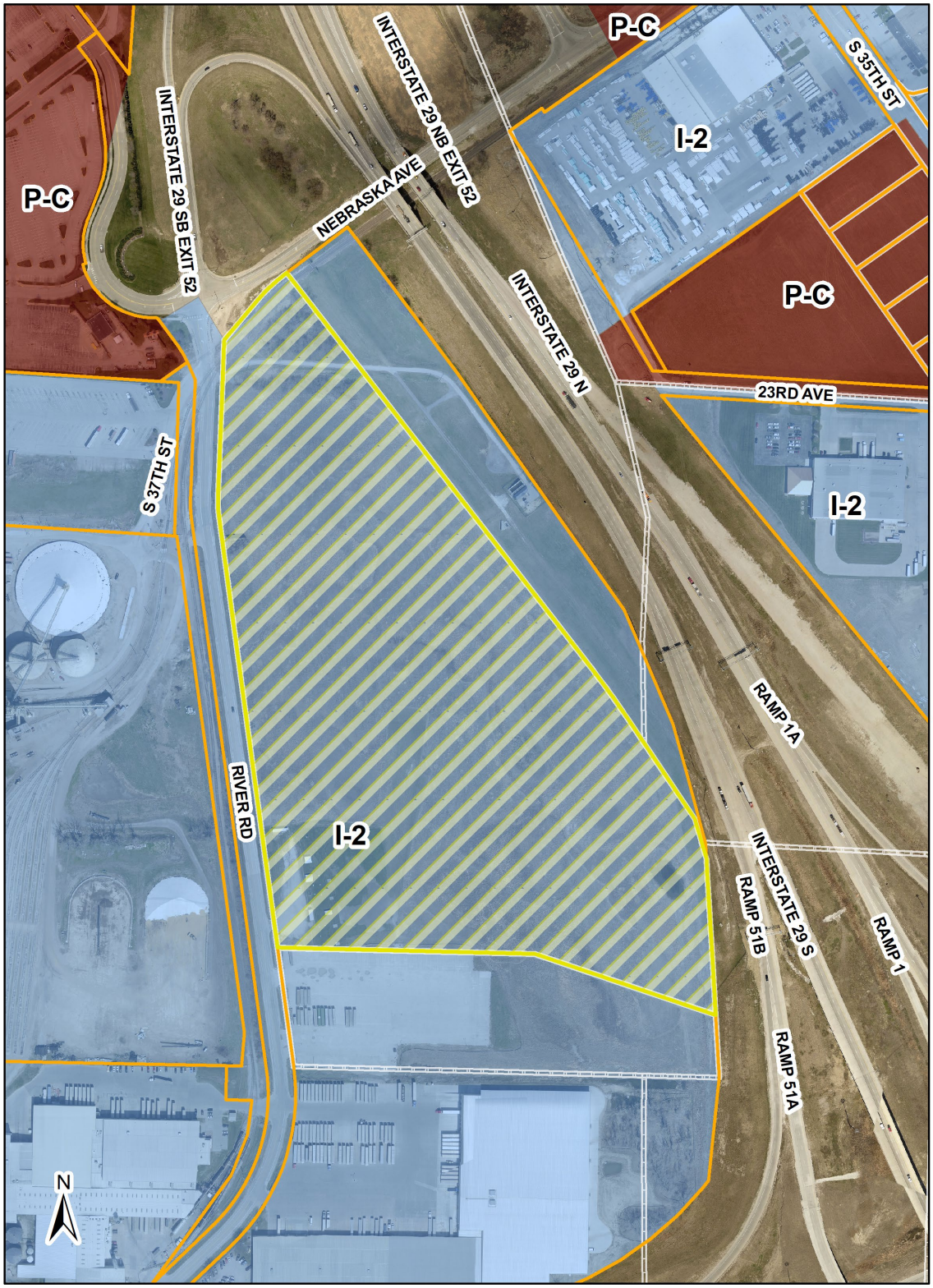
The River Road Urban Revitalization Area is located within a designated Recreational-Tourism Overlay (RO) (see Illustration 4). The Recreation-Tourism Overlay (RO) is intended to maintain and enhance the aesthetic quality of areas around the National Historic Trails Center and land-based and riverboat gaming facilities. This Overlay is intended to mitigate any negative impact associated with these facilities.

Surrounding properties to the northeast, east, south, and west are also zoned I-2. Properties northwest and northeast of the subject property are zoned P-C/Planned Commercial District. Illustration 3 depicts the existing on-site and surrounding zoning.

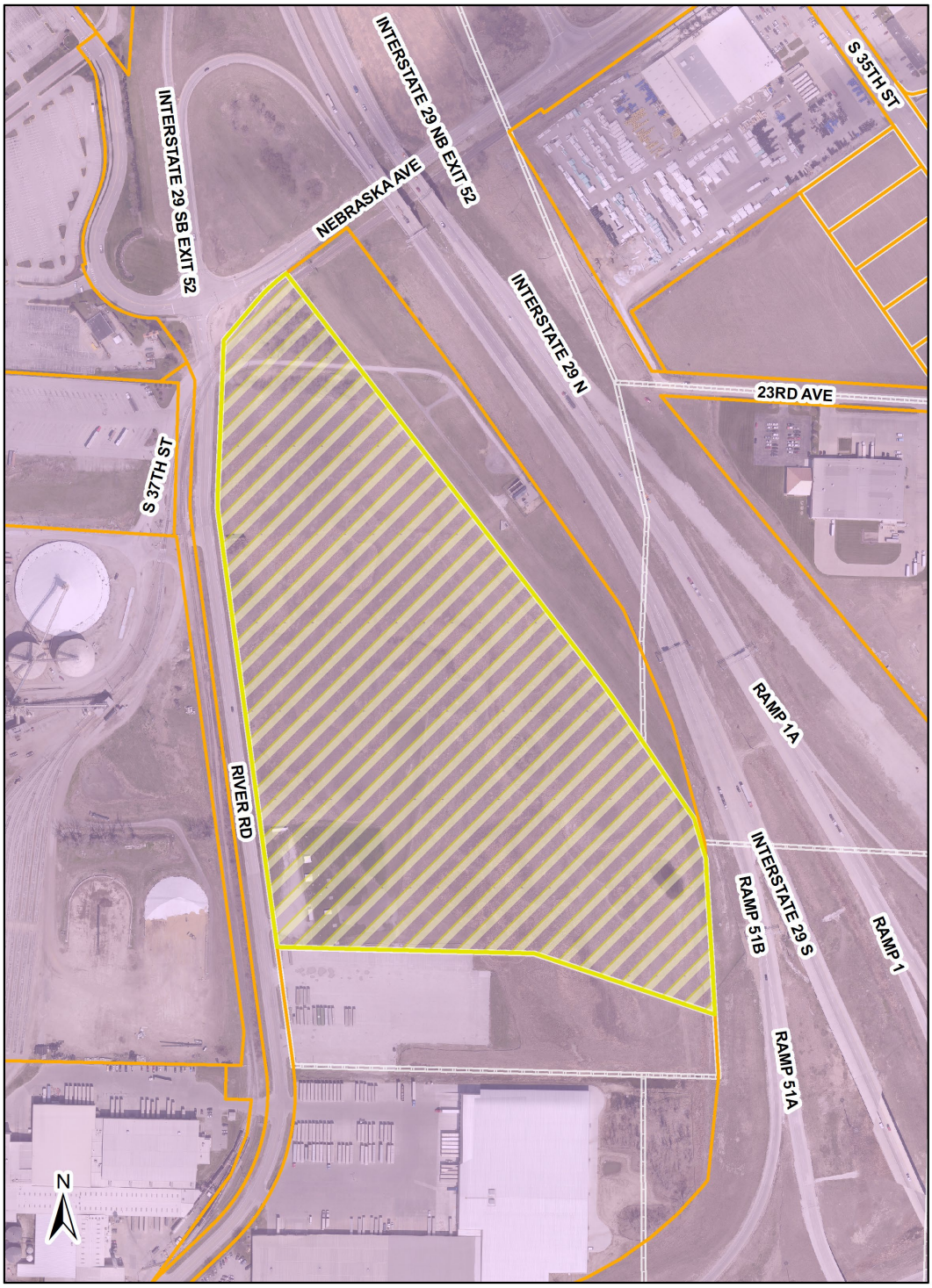
Interstate 29 borders the property to the north and west. Existing land uses in the general vicinity include: a hotel and gaming to the northwest; manufacturing to the northeast across I-29; distribution to the west across I-29; and warehousing and distribution to the south, southwest, and west.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the parcel as “Light Industrial.” According to the plan, light industrial development includes those areas used for industrial purposes that create minimal impacts on surrounding uses. Activities tend to occur inside structures, with outdoor areas limited to storage or distribution.

River Road Urban Revitalization Area
Illustration 3 – Zoning

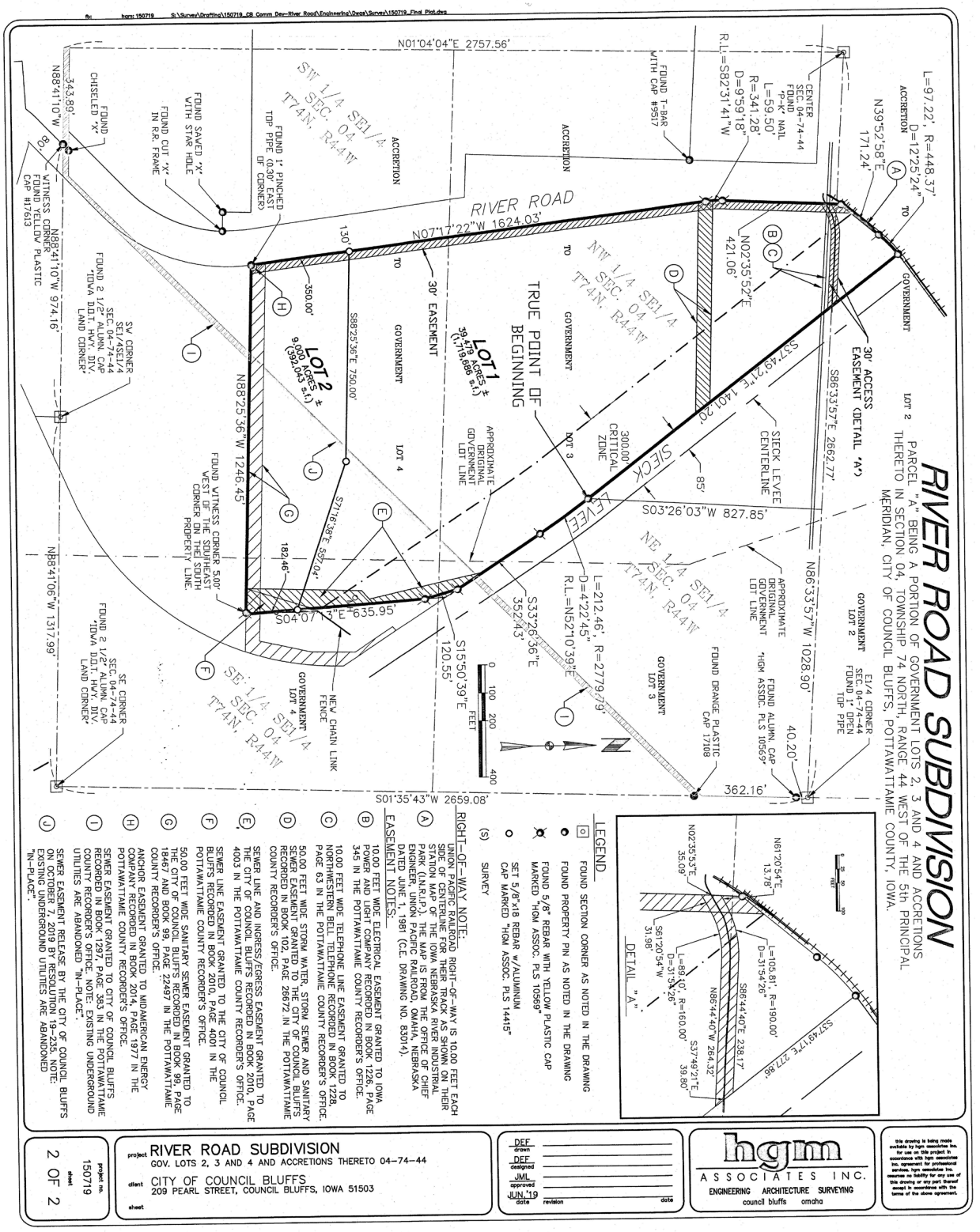


River Road Urban Revitalization Area
Illustration 4 – Recreation-Tourism Overlay



RO/Recreation-Tourism Overlay

Illustration 5 – River Road Subdivision



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed River Road Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along River Road, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed River Road Urban Revitalization Area is a single, vacant parcel currently owned by the City of Council Bluffs. There are no tenants at the location; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The River Road Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2027 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

5. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A

Parcel Number	Permanent Property Address	Owner Mailing Address	Land Valuation	Dwelling Valuation	Building Valuation	Parcel Total Valuation	Acreage
744404401001	City of Council Bluffs (no address)	City of Council Bluffs 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -	39.48
		Totals:	**$ -**	**$ -**	**$ -**	**$ -**	**39.48**

Find Property Res Sales Comm/Ind Sales

7444 04 401 001

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 001 CO BLUFFS AG/CO BLUFFS SC

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744404401001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

RIVER ROAD SUB LT 1

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0	$0	$0	$0	0.000	2020	A
$0	$0	$0	$0	$0	0.000	2021	A

========== EXEMPTIONS/PROGRAMS ==========

* Credit information is no longer available online

2020 MGOV $42,600.00 MUNICIPAL GOVERNMENT39.48 acres
2021 MGOV $42,600.00 MUNICIPAL GOVERNMENT39.48 acres

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2019/13201 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
10/16/2019	0	P26	2019/13201	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 29 MAP: 19

Date Reviewed: 05/18/16 GMS

LAND.....1719748 sqFt 39.48 acres

Zoom Out Zoom In



2400ft x 2400ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales