Council Communication

Department: Community Development Case No.: URV-21-007 Submitted by: Housing & Economic Development	Resolution No.: 21- Ordinance No.:	Resolution of Intent: 9/27/2021 Planning Commission: 10/12/2021 Public Hearing & First Reading: 11/8/2021 Second Reading: 11/22/2021 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the American Games Urban Revitalization Area at 504 34th Avenue.

Background/Discussion

Background

A site plan has been submitted to Community Development for the expansion of the existing Pollard Games, Inc. dba American Games and International Gamco facility located at 504 34th Avenue. Final plat approval of a new three-lot minor subdivision known as Pollard Games Addition which includes this parcel was approved by City Council on 10/12/2020. The Pollard Games Addition final plat was recorded on 8/27/2021. The new tax parcel information is pending an update from the Pottawattamie County Assessor.

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 November 8, 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. Tax abatement will be used as the local match required for the Targeted Jobs Withholding Tax Credit. This tax credit is provided through Iowa Economic Development Authority as a reduction in payroll taxes for jobs that pay at least $23.56 per hour.

Recommendation

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

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the American Games Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department
Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department