Council Communication

Department: Community Development Case No.: URV-21-011 Submitted by: Housing & Economic Development	Resolution No.: 21-	Resolution of Intent: 11/22/2021 Planning Commission: 12/14/2021 Public Hearing & First Reading: 1/10/2022 Second Reading: 1/24/2022 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the 16th Avenue Urban Revitalization Area.

Location

Generally located on approximately 34 acres of undeveloped land located along 16th Avenue, west of S 17th Street and east of the Union Pacific railyard, and commonly known as 1700 16th Avenue.

Background/Discussion

Background

A development proposal has been submitted to Community Development for the construction of a new cold storage facility to be built on the property, which is currently owned by 1700 16th Ave LLC and Union Pacific Railroad.

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 January 10, 2022 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 16th Avenue Urban Revitalization Area.

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the 16th Avenue Urban Revitalization Plan

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