



**Study Session Agenda  
City of Council Bluffs, Iowa  
November 8, 2021, 3:45 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**STUDY SESSION AGENDA**

- A. Review Agenda

**Executive Session**

- A. Property Acquisition - Courtney Harter



**Council Agenda, City of Council Bluffs, Iowa  
Regular Meeting November 8, 2021, 7:00 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**AGENDA**

REVISED: 11/04/21 at 10:30 am added an updated agreement to Item 6F

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER**

**3. CONSENT AGENDA**

- A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.
- B. Reading, correction and approval of the October 25, 2021 City Council Meeting Minutes.
- C. Mayor's Appointments  
Municipal Housing Agency and Citizen/Police Advisory Board
- D. City Street Financial Report  
City Street Financial Report ending June 30, 2021
- E. Right of Redemption
- F. Claims

**4. PUBLIC HEARINGS**

- A. Resolution 21-311  
Resolution to dispose of City property described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition. Location: Property formerly addressed as 746 West Washington Avenue. OTB-21-010
- B. Resolution 21-312  
Resolution approving the Urban Revitalization Plan for the American Games Urban Revitalization Area at 504 34th Avenue. URV-21-007

**5. ORDINANCES ON 1ST READING**

- A. Ordinance 6476  
Ordinance establishing the American Games Urban Revitalization Area within the City of Council Bluffs at 504 34th Avenue.  
URV-21-007

## 6. RESOLUTIONS

- A. Resolution 21-313  
Resolution rejecting the bid for Cochran Park Playground Upgrade, Project 22-5
- B. Resolution 21-314  
Resolution authorizing staff to rebid the Cochran Park Playground Upgrade, Project R22-05.
- C. Resolution 21-315  
Resolution authorizing the city clerk to certify assessments against properties to the Pottawattamie county treasurer for unreimbursed costs incurred by the city for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.
- D. Resolution 21-316  
Resolution accepting the bid of Midwest Mechanical Industrial in the amount of \$361,900.00 for the Southwest Pumping Station Control Replacement and Generator Set Infrastructure project. Project # PW21-14B
- E. Resolution 21-317  
Resolution abolishing one Street and Sewer Supervisor II position and creating one new Street and Sewer Supervisor position within the Public Works Department.
- F. Resolution 21-318 and 21-319  
Resolution 21-318, endorsing an application to the Iowa Department of Transportation by the City of Council Bluffs and TSL Company Holdings, Ltd. for grant funding under the Linking Iowa's Freight Transportation Systems (LIFTS) Program.  
  
Resolution 21-319, authorizing the Mayor to execute the Development Agreement with TSL Company Holdings, Ltd. for the Construction of an Intermodal Container Freight Station in Council Bluffs.
- G. Resolutions 21-320, 21-321 and 21-322  
Resolutions 21-320, 21-321 and 21-322 authorizing Interfund Loan approval for FY23 TIF Certifications
- H. Resolution 21-323  
Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.
- I. Resolution 21-324  
Resolution accepting the bid of Judds Bros. Construction Co. for the N. 28th Street Storm Sewer Rehab, Phase II. Project # PW20-11
- J. Resolution 21-325  
Resolution authorizing the City to submit an U.S. Environmental

Protection Agency (EPA) Brownfields Cleanup Grant application.

K. Resolution 21-326

Resolution amending the City Personnel Policy by Creating a New Policy No. 215 "Residency Requirement".

**7. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

A. Liquor Licenses

1. Council Bluffs Sinclair, 1305 N 25th Street
2. Texas Roadhouse, 3231 S 24th Street

**8. CITIZENS REQUEST TO BE HEARD**

**9. OTHER BUSINESS**

**10. ADJOURNMENT**

DISCLAIMER:

*If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 890-5261, by 5:00 p.m., three days prior to the meeting.*



## City Council Meeting Minutes October 25, 2021

### CALL TO ORDER

Mayor Walsh called the meeting to order on Monday October 25, 2021 at 7:00 p.m.

Council Members present: Joe Disalvo, Chad Hannan, Melissa Head, Roger Sandau and Mike Wolf.

Staff present: Richard Wade and Jodi Quakenbush.

### CONSENT AGENDA

Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the October 11, 2021 City Council Meeting Minutes.

Ordinance 6470

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning 6.87 acres of land lying west/southwest of property addressed as 4445 Gifford Road, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District to I-2/General Industrial District as defined in Chapter 15.21. ZC-21-010

Ordinance 6471

Ordinance to amend Chapter 15.19 P-I/Planned Industrial District by amending Section 15.19.020 "Principal Uses" to allow "School.

Ordinance 6472

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by designating the property commonly known as the Council Bluffs Telephone Exchange Building and legally described as Lot 'N' of Auditor's Subdivision of Block 6, Mynster's Addition and Block 2, Bayliss First Addition as a local Historic Landmark. Location: 12 Scott Street. HP-21-010

Ordinance 6473

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning approximately 63.1 acres of land generally located at the southeast corner of the intersection of College Road and East Kaneshville Boulevard, more specifically described in the Council packet, from P-C/Planned Commercial District to P-I/Planned Industrial District as defined in Chapter 15.19. ZC-21-009

Ordinance 6474

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning property described as 4220 Gifford Road and City-owned property and right-of-way at the southwest corner of Gifford Road and US-275/Veterans Memorial Highway, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District and I-2/General Industrial District to I-2/General Industrial District as defined in Chapter 15.21. ZC-21-008

Resolution 21-302

Resolution of intent to dispose of and setting a Public Hearing for November 8, 2021 at 7:00 p.m. for City property described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition. Location: Property formerly addressed as 746 West Washington Avenue. OTB-21-010

Resolution 21-303

Resolution accepting the work of Carley Construction, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the South 1st Street Neighborhood Rehab, Phase XI. Project # PW21-12

August FY22 Financial Reports, Right of Redemption and Claims

Roger Sandau and Chad Hannan moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

**MAYORS PROCLAMATIONS**

- A. National Lead Poisoning Prevention Week Proclamation
- B. "Extra Mile Day" Proclamation

**PUBLIC HEARINGS**

Resolution 21-304

Resolution to dispose of City property legally described as being part of the NW1/4 NW1/4 of Section 14-74-44, more specifically described in the Council packet. Location: vacant land lying southwest of the intersection of 42nd Avenue and Gifford Road (approx. 4205 Gifford Road). OTB-21-009

Chad Hannan and Melissa Head moved and seconded approval of Resolution 21-304. Unanimous, 5-0 vote.

## **ORDINANCES ON 2ND READING**

### Ordinance 6475

Ordinance to amend Chapter 1.40 Council Bluffs Civil Rights Commission of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 1.40.030 "Definitions-Civil Rights Commission"; Section 1.40.080 "Unfair Employment Practices"; Section 1.40.100 "Unfair Or Discriminatory Practices-Housing"; Section 1.40.110 "Unfair Credit Practices"; Section 1.40.120 "Unfair Or Discriminatory Practices-Education" and Section 1.40.140 "Retaliation".

Roger Sandau and Melissa Head moved and seconded approval of Motion to continue second consideration of Ordinance 6475 to November 22, 2021. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### Resolution 21-305

Resolution setting the Mayor's spending authority in relation to the use of American Rescue Plan Act funds.

Melissa Head and Mike Wolf moved and seconded approval of Resolution 21-305. Unanimous, 5-0 vote.

### Resolution 21-306

Resolution authorizing the Mayor to execute an agreement with Motorola Solutions, Inc. to provide radio equipment and services for the City of Council Bluffs.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-306. Unanimous, 5-0 vote.

### Resolutions 21-307 and 21-308

Resolution 21-307 granting Preliminary Subdivision Plan Approval of a two-lot industrial subdivision to be known as Council Bluffs Industrial Park Subdivision on property legally described as part of the SE1/4 of Section 21 and the NE1/4 of Section 28, all in Township 75 North, Range 43 West, more specifically described in the Council packet. Location: Generally located at the southeast corner of the intersection of College Road and East Kaneshville Boulevard (U.S. Highway 6.)  
SUB-21-011

Resolution 21-308 adopting the Planned Industrial Development Plan for proposed Lot 1, Council Bluffs Industrial Park Subdivision. PI-21-001

Melissa Head and Joe Disalvo moved and seconded approval of Resolutions 21-307 and Resolution 21-308. Unanimous, 5-0 vote.

Resolution 21-309

Resolution accepting the bid of Carley Construction, LLC in the amount of \$94,466.75 for the Dodge Park Clubhouse Pavement Improvement Project. Project # BM22-05

Melissa Head and Mike Wolf moved and seconded approval of Resolution 21-309. Unanimous, 5-0 vote.

Resolution 21-310

Resolution authorizing Mayor to execute the Assignment and Assumption and Bifurcation of Agreement for Private Development and the Certificates of Completions on Lot 1, Block 2 of River's Edge Subdivision Replat Two and Block 6 of River's Edge Subdivision by and between River's Edge Apartments, L.L.C.; River's Edge Apartments I, L.L.C.; River's Edge Apartments II, L.L.C. and the City of Council Bluffs.

Melissa Head and Chad Hannan moved and seconded approval of Resolution 21-310. Unanimous, 5-0 vote.

**APPLICATIONS FOR PERMITS AND CANCELLATIONS**

Liquor Licenses; 1) Bluffs Lodge No 531 BPO Elks, 380 McKenzie Ave; 2) Goldmine Bar & Grill, 1601 Harry Langdon Blvd; 3) LPL's, 1707 Harry Langdon Blvd; 4) Mo Fish, 2403 Nash Blvd; 5) Rustic Cuts, 501 Veterans Memorial Hwy

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for permits and cancelations, Liquor Licenses 1-5. Unanimous, 5-0 vote.

**ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:06 p.m.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Matthew J. Walsh, Mayor  
Attest: Jodi Quakenbush, City Clerk

## Council Communication

Department: Mayor  
Case/Project No.:  
Boards/Commissions  
Submitted by: Matt Walsh

Mayor's Appointments  
ITEM 3.C.

Council Action: 11/8/2021

### Description

Municipal Housing Agency and Citizen/Police Advisory Board

### Background/Discussion

With City Council concurrence, I would like to make the following appointments:

#### Municipal Housing Agency

Appoint the following to serve in the interim for Jaymes Sime with term expiring 07/31/2023:

Bailey McQueen  
26 Crown Road  
Council Bluffs, IA 51503

#### Citizen/Police Advisory Board

Appoint the following to serve with a term expiring 10/27/2027:

Amy Crawford  
  
2612 Eagle Ridge Dr  
  
Council Bluffs, IA 51503  
  
Kimberly Murray  
  
628 Arnold Ave  
  
Council Bluffs, IA 51503

### Recommendation

## Council Communication

Department: Finance  
Case/Project No.:  
Submitted by:

City Street Financial Report  
ITEM 3.D.

Council Action: 11/8/2021

### Description

City Street Financial Report ending June 30, 2021

### Background/Discussion

The City of Council Bluffs is required to prepare and submit to the Iowa Department of Transportation an annual report showing all receipts and expenditures for road maintenance and road construction. All revenue and expenditures are summarized on the City Street Financial Report for fiscal year 2021.

The report is no longer required to be approved by the Council by Resolution, however, it does need to be presented at a council meeting and submitted to the Iowa Department of Transportation by December 1, 2021.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
City Street Finance Report	Other	10/29/2021



# City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Council Bluffs

Ames, IA 50010

10/26/2021 8:50:17 AM

## Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets	\$160,714	\$2,736,114					\$2,896,828
Benefits - Roads/Streets	\$60,301	\$1,486,570					\$1,546,871
Training & Dues		\$12,568					\$12,568
Building & Grounds Maint. & Repair		\$47,890					\$47,890
Vehicle & Office Equip Operation and Repair		\$344,051					\$344,051
Other Utilities		\$499,970					\$499,970
Other Maintenance and Repair		\$255,835					\$255,835
Engineering		\$34,944			\$2,005,393		\$2,040,337
Payments to othe agencies		\$13,000					\$13,000
Printing		\$3,816					\$3,816
Rents & Leases		\$48,739					\$48,739
Street Maintenance Expense		\$733,710					\$733,710
Technology Expense		\$10,304					\$10,304
Other Contract Services		\$40,025					\$40,025
Minor Equipment Purchases		\$2,883					\$2,883
Other Equipment		\$2,268					\$2,268
Office Supplies		\$6,077					\$6,077



# City Street Finance Report

Fiscal Year 2021

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Council Bluffs

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Operating Supplies		\$86,030					\$86,030
Postage & Safety		\$178					\$178
Vehicles		\$156,975					\$156,975
Heavy Equipment		\$122,742					\$122,742
Office Equipment		\$1,574					\$1,574
Other Capital Equipment		\$87,959					\$87,959
Right-of-Way					\$300,061		\$300,061
Storm Drainage					\$1,103,891		\$1,103,891
Street - New Roadway					\$12,007,012		\$12,007,012
Street - Preservation		\$947,437					\$947,437
Other Capital Outlay		\$4,227					\$4,227
Principal Payment				\$2,798,265			\$2,798,265
Interest Payment				\$571,038			\$571,038
Transfer Out		\$1,240,000					\$1,240,000
Snow Removal		\$669,734					\$669,734
Depreciation & Building Utilities		\$2,187					\$2,187
<b>Total</b>	\$221,015	\$9,597,807		\$3,369,303	\$15,416,357		\$28,604,482



# City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Council Bluffs

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## Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$221,015		\$0	\$3,369,303			\$3,590,318
Other Taxes (Hotel, LOST)					\$8,775,491		\$8,775,491
Licenses & Permits		\$70,415					\$70,415
Interest		\$6,478					\$6,478
Rents & Leases		\$15,500					\$15,500
Federal Grants					\$989,414		\$989,414
State Revenues - Road Use Taxes		\$9,313,482					\$9,313,482
Other State Grants - IDOT					\$15,056,764		\$15,056,764
Local Contributions					\$414,073		\$414,073
Charges/fees		\$103,869				\$0	\$103,869
Contributions					\$881,231		\$881,231
Proceeds from Debt					\$2,818,750		\$2,818,750
Transfer In					\$1,240,000		\$1,240,000
<b>Total</b>	\$221,015	\$9,509,744	\$0	\$3,369,303	\$30,175,723	\$0	\$43,275,785



# City Street Finance Report

Fiscal Year 2021

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Council Bluffs

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## Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2018A	\$19,510,000	\$1,835,000	\$820,831	\$348,650	\$155,958	\$17,675,000
2017A	\$7,915,000	\$485,000	\$244,375	\$67,900	\$34,213	\$7,430,000
2016A	\$5,795,000	\$685,000	\$141,450	\$41,100	\$8,487	\$5,110,000
2015B	\$775,000	\$775,000	\$15,500	\$635,500	\$12,710	\$0
2014A	\$3,830,000	\$595,000	\$100,438	\$357,000	\$60,263	\$3,235,000
2019A	\$5,810,000	\$480,000	\$157,150	\$301,966	\$98,862	\$5,330,000
2020A	\$6,085,000	\$755,000	\$306,785	\$340,681	\$138,431	\$5,330,000
2020B	\$4,515,000	\$1,130,000	\$99,494	\$705,468	\$62,115	\$3,385,000



# City Street Finance Report

Fiscal Year 2021

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Council Bluffs

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## Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Towmaster TC14 Deck Over Trailer	2014	Purchased	\$8,542	No Change
LeROI Air Compressor 185 CFM	1991	Purchased	\$8,750	No Change
Lowboy Trailer w/ Directional Arrow	1984	Purchased	\$7,000	No Change
Portable Signal Light (Slave)	2010	Purchased	\$29,775	No Change
Portable Signal Light (Master)	2010	Purchased	\$29,975	No Change
Addco D.O.T. Sign Trailer (Solar Powered)	2004	Purchased	\$26,177	No Change
Addco D.O.T. Sign Trailer (Solar powered)	2004	Purchased	\$26,177	No Change
Arrow Board Trailer (Solar Powered)	2004	Purchased	\$5,297	No Change
Addco Messageboard	2012	Purchased	\$8,550	No Change
Addco Message Board	2012	Purchased	\$8,550	No Change
Freightliner Flusher Truck FL70	2000	Purchased	\$76,705	No Change
Elgin MegaWind Vacuum Sweeper	2013	Purchased	\$242,506	No Change
Johnston Sweeper	2009	Purchased	\$150,000	Sold
John Deere 672G AWD Motor Grader	2016	Purchased	\$218,727	No Change
Case Articulated Wheel Loader	2016	Purchased	\$154,271	No Change
Komatsu GD655-5 Motor Grader	2014	Purchased	\$200,278	No Change
Case Articulated Wheel Loader	2016	Purchased	\$157,212	No Change
JCB Backhoe	2012	Purchased	\$100,900	No Change
Bobcat Skid Steer Loader (Yearly Buyback)	2019	Purchased	\$44,448	Sold
Bobcat S650 Skid Steer Loader (Yearly Buyback)	2019	Purchased	\$44,448	Sold
Tennant Sweeper M6500	1990	Purchased	\$19,783	No Change



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Description	Model Year	Usage Type	Cost	Purchased Status
Sullair S185 Compressor	2014	Purchased	\$20,326	No Change
KM T-2 Asphalt Recycler	2015	Purchased	\$83,170	No Change
LeeBoy 8515C Asphalt Paver	2015	Purchased	\$186,750	No Change
Falcon 4 Ton Asphalt Recycler	2012	Purchased	\$39,591	No Change
ARS 4'x4' Split-Channel Portable Asphalt Heater	2014	Purchased	\$6,000	No Change
Cimline Crack Sealer	2011	Purchased	\$39,950	No Change
Monroe Spray Tank 1200 Gal / 418 Dump	1990	Purchased	\$7,300	No Change
Towmaster T16 Trailer / Asphalt Paver	1990	Purchased	\$7,235	No Change
Bobcat Breaker with Nail Point	2019	Purchased	\$6,839	No Change
Metal Forms Concrete Screed	2010	Purchased	\$10,560	No Change
Towmaster Trailer	2009	Purchased	\$5,465	No Change
Towmaster Roller Trailer	1999	Purchased	\$7,105	No Change
Minnich Dowel Drill	2007	Purchased	\$6,559	No Change
Minnich Dowel Drill A-1-48	2009	Purchased	\$7,755	No Change
Minnich Pin Drill A1	2007	Purchased	\$7,755	No Change
Werk-Brau 3.5 yd. Grapple Bucket	2016	Purchased	\$10,000	No Change
Bobcat 24" Planer (Concrete / Asphalt)	2005	Purchased	\$11,000	No Change
E55 Excavator Breaker	2015	Purchased	\$6,352	No Change
Coneqtec Asphalt Cold Planer	2015	Purchased	\$13,916	No Change
26" Diamond Products Core Cut Walk Behind Saw	2019	Purchased	\$9,985	No Change
Fellilng 50' Deckover Tilt Trailer	2015	Purchased	\$41,165	No Change
26" Husqvarna Concrete Saw	2008	Purchased	\$10,968	No Change
Stepp 3 Yd Asphalt Pre-Heater	2010	Purchased	\$35,415	No Change



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Description	Model Year	Usage Type	Cost	Purchased Status
Case DV36 Double Steel Roller	2018	Purchased	\$54,969	No Change
Chevy Silverado 1500 Crew Cab 4x4 - 5.3L	2020	Purchased	\$30,681	No Change
Ford F-350 Chassis Cab / Flatbed	2001	Purchased	\$21,359	No Change
GMC Classic Sierra Crew Cab - 5.3L	2007	Purchased	\$26,027	No Change
Chevy Silverado Extended Cab 4x4 - 5.3L	2011	Purchased	\$26,065	No Change
Ford F-350 1 Ton Pickup 4x2 - 6.2L	2014	Purchased	\$41,955	No Change
Ford F-150 1/2 Ton Pickup - 4.6L	2006	Purchased	\$26,040	No Change
Ford F-150 1/2 Ton Pickup - 5.0L	2012	Purchased	\$23,082	No Change
Ford Ranger Truck - 2.3L	2008	Purchased	\$15,051	No Change
Ford F-350 1 Ton Pickup DRW 4x4 - 6.2L	2014	Purchased	\$47,504	No Change
Chevy Silverado 1500 1/2 Ton Crew Cab LT - 5.3L	2014	Purchased	\$31,594	No Change
Ford F-250 Utility 6.8	1999	Purchased	\$16,976	No Change
Isuzu NRR Tilt Cab Truck Mounted Paint Striper - 5.2L	2012	Purchased	\$177,154	No Change
Ford F-150 1/2 Ton 4x4 Pickup - 4.6L	2003	Purchased	\$18,461	No Change
Ford F-350 One Ton Flatbed Truck	2017	Purchased	\$58,999	No Change
Dodge Ram 4500HD - 6.7L	2012	Purchased	\$36,893	No Change
Chevrolet Colorado Ext. Cab Pickup - 2.5L	2016	Purchased	\$23,924	No Change
Chevy Silverado 1500 1/2 Ton Pickup 4x4 - 5.3L	2015	Purchased	\$28,591	No Change
Chevy Express G2500 3/4 Ton Van - 4.8L	2003	Purchased	\$15,675	No Change
Ford F-150 1/2 Ton Pickup Supercab 4x4 - 5.0L	2014	Purchased	\$24,280	No Change
Dodge Ram 4500HD - 6.7L	2012	Purchased	\$36,893	No Change
Ford F-550 40' Aerial Platform Truck	2016	Purchased	\$124,374	No Change
Ford F-250 Super Duty 4x4 6.8L	1999	Purchased	\$33,088	No Change



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Ames, IA 50010

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Description	Model Year	Usage Type	Cost	Purchased Status
Stepp SPH Asphalt Hot Box	2008	Purchased	\$17,935	No Change
Chevy Silverado 4x4 1500 - 4.8L	2004	Purchased	\$16,348	No Change
International Flatbed Truck	2008	Purchased	\$64,500	No Change
Case DV45 Double Steel Roller	2019	Purchased	\$65,900	No Change
Bobcat E-55 Compact Excavator	2015	Purchased	\$66,927	No Change
Case Tractor Loader	2016	Purchased	\$77,599	No Change
Broce Sweeper - Broom	2018	Purchased	\$56,857	No Change
International 7600 6x4 Dump Truck	2018	Purchased	\$122,689	No Change
International Workstar 7400 Dump Truck - 7.6L	2013	Purchased	\$137,019	No Change
International HV607 Single Axle Dump Truck	2019	Purchased	\$176,500	No Change
International 7600 6x4 Tandem Dump Truck	2017	Purchased	\$253,103	No Change
International 7600 Tandem Dump Truck	2017	Purchased	\$253,103	No Change
International 7600 6x4 Tandem Dump Truck	2015	Purchased	\$262,944	No Change
International 7600 6x4 Dump Truck	2018	Purchased	\$193,342	No Change
International Dump Truck	2011	Purchased	\$135,451	No Change
International 7400 Dump Truck	2015	Purchased	\$158,730	No Change
International Workstar 7400 Hook Truck - 7.6L	2010	Purchased	\$119,384	No Change
International 7400 Dump Truck	2016	Purchased	\$162,573	No Change
International Workstar 7400 Dump Truck - 7.6L	2013	Purchased	\$194,088	No Change
International Dump Truck	2011	Purchased	\$136,680	No Change
International Workstar 7400 Hook Truck - 7.6L	2013	Purchased	\$185,229	No Change
International 7400 Dump Truck - 7.6L	2007	Purchased	\$94,037	No Change
International 7400 Dump Truck (Belly/Tank) - 7.6L	2006	Purchased	\$99,800	No Change



# City Street Finance Report

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Council Bluffs

Ames, IA 50010

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Description	Model Year	Usage Type	Cost	Purchased Status
International 7400 4x4 Dump Truck	2018	Purchased	\$211,266	No Change
International 7400 Dump Truck - 7.6L	2005	Purchased	\$96,851	Sold
International Dump Truck with Wing Plow	2004	Purchased	\$86,094	No Change
International 7400 SBA 4x2 Dump Truck	2017	Purchased	\$161,070	No Change
Sullivan Palatek Air Compressor 185 CFM	2007	Purchased	\$13,989	No Change
Ford F-350 1 Ton Pickup - 5.4L	2009	Purchased	\$26,500	No Change
Chevy Tahoe 4WD SUV - 5.3L	2021	Purchased	\$36,799	New
Chevrolet Silverado 2500 4X4	2021	Purchased	\$51,945	New
Ford F-150 1/2 Ton Pickup Supercab 4X4 - 5.0L	2014	Purchased	\$24,280	New
Chevrolet Silverado 1500 Double Cab 4X4	2021	Purchased	\$25,038	New
International HV607 Single Axle Dump Truck	2020	Purchased	\$182,750	New
Bobcat T770 Compact Track Loader	2020	Purchased	\$62,443	New
Bobcat S76 Skid Steer Loader	2020	Purchased	\$47,075	New
Bobcat Skid Steer Loader	2020	Purchased	\$47,075	New
Bobcat S62 Skid Steer Loader	2021	Purchased	\$30,188	New
Elgin Pelican Sweeper	2020	Purchased	\$222,097	New



# City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Council Bluffs

Ames, IA 50010

10/26/2021 8:50:17 AM

## Street Projects

Project Description	Contract Price	Final Price	Contractor Name
PW21-09 East Manawa Sewer Rehab Ph IX - Vacuum sewer west side Navajo from south of Huron Cir to south of Victor and recon of E. Navajo from Victor to Huron Circle. .15 miles.	\$917,180	\$944,711	Compass Utility
PW20-09 East Manawa Sewer Rehab Ph VIII - Rehab of Victor from Navajo to Blackhawk and rehab of Aztec from Victor to the south. .22 miles.	\$1,155,888	\$1,160,193	Compass Utility
PW20-12 South 1st St Neighborhood Rehab Ph X - Rehab of Stutsman from Platner to just beyond Clinton to the dead end and rehab of Platner from Stutsman to South 1st St. .24 miles.	\$958,735	\$941,955	Compass Utility
PW20-20 West Broadway Reconstruction Seg 4 - Rebuild West Broadway from just west of 24th St to just west of 19th St. .38 miles.	\$9,169,805	\$9,138,938	Hawkins Construction
PW20-14 Gifford Road Reconstruction Ph III - Reconstruct Gifford Road from S 19th St to the south limit of the paving completed on PW17-11. .28 miles.	\$917,246	\$864,109	Bluffs Paving



# City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Council Bluffs

Ames, IA 50010

10/26/2021 8:50:17 AM

## Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$6,971,371	\$5,467,828	\$0	\$12,627,044	\$0	\$25,066,243
SubTotal Expenses (-)	\$221,015	\$8,357,807		\$3,369,303	\$15,416,357		\$27,364,482
Transfers Out (-)		\$1,240,000					\$1,240,000
Subtotal Revenues (+)	\$221,015	\$9,509,744	\$0	\$3,369,303	\$28,935,723	\$0	\$42,035,785
Transfers In (+)					\$1,240,000		\$1,240,000
Ending Balance	\$0	\$6,883,308	\$5,467,828	\$0	\$27,386,410	\$0	\$39,737,546

Resolution Number:

Execution Date:

Signature:

TO: PERSON IN POSSESSION, 222 HIGHLAND DR COUNCIL BLUFFS IOWA 51503 - PERSON IN POSSESSION  
PAUL ANDERSON, PO BOX 27691 OMAHA NE 68127 - OWNER  
PAUL ANDERSON, 34170 E PARK HWY LOUISVILLE NE 68037 - OWNER  
CITY OF COUNCIL BLUFFS C/O CITY CLERK, 209 PEARL ST #103 COUNCIL BLUFFS IOWA 51503 - CITY LIMITS  
ANY OTHER UNKNOWN PERSONS WITH INTEREST

### NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on  
the 17TH day of June, 2019. The purchaser at tax sale was ZULU CAPITAL WITH UNION  
BANK AS SECURED PARTY.
2. The legal description of the property sold is:  
LOT 45, HANSEN'S SECOND ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY,  
IOWA. a/k/a PARCEL # 754319402030
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of  
the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the  
Treasurer of POTTAWATTAMIE County.

By

  
Emily Gillispie, agent

for ZULU CAPITAL WITH UNION BANK AS SECURED PARTY  
POTTAWATTAMIE 19-0015

Action by Council:

Receive & File:

Date: 11.8.21

ZULU CAPITAL WITH UNION BANK AS SECURED PARTY

'Keeping County Government Working for the Community'

405 N 115<sup>th</sup> St Ste 100

Omaha, NE 68154

Fax 402-399-5350

Dear Recipient of Notice of Expiration of Right of Redemption:

You are receiving the enclosed Notice of Expiration of Right of Redemption because §447.9 of the Iowa Code requires you to receive mailed notice by virtue of the following claim(s) or interest(s) in the real estate, which is the subject of the tax sale. Your claim(s) or interest(s) is described as one of the following:

- ✓ You are the recorded owner.
- ✓ You are a party in possession of the real estate.
- ✓ You are the record holder of a judgment against one or more of the people named in the enclosed notice.
- ✓ You are the holder of a mortgage or other recorded security interest in the property which is subject to the tax certificate.
- ✓ You are the seller under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You are the buyer under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You have some other interest of record in the property.
- ✓ The City in which the property is located.
- ✓ Farm Service Agency, Farm tenants, whose farming at the legal description of property of:

LOT 45, HANSEN'S SECOND ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY,  
IOWA. a/k/a PARCEL # 754319402030

We hope this information will assist you in determining if you will take action with regard to redemption and will make it unnecessary for you to call us. To find out the redemption amount for this parcel, please contact your county treasurer's office. However, if additional information is still needed, you may contact Emily at 402-399-9049 X 128 and **use reference**

**POTTAWATTAMIE 19-0015**. Thank you.

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCL BLUFFS, IA 51503

CITY CLAIM NO. 21-PK-2139

**NOTICE OF CLAIM/LOSS**

NAME OF CLAIMANT: Parker Smith DAY PHONE: 508-211-1155  
ADDRESS: 903 High St DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: 10-18-21

LOCATION OF LOSS/ACCIDENT: 903 High St.

DESCRIPTION OF LOSS/ACCIDENT: The home was purchased 2-24-21 and is being remodeled and vacant. We tried to camera the sewer on 10-18-21 to check the condition and found it was broke where the Parks Dept. recently added sidewalk.  
(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ \_\_\_\_\_

WITNESS(ES) (Name(s), Address(es), Phone No(s))  
Jason McIntosh - McIntosh Plumbing -  
Brad Colvin - Public Works Dept -

WAS POLICE REPORT FILED  YES  NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:  
NA

HAVE YOU RESUMED NORMAL ACTIVITIES?  YES  NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: \_\_\_\_\_

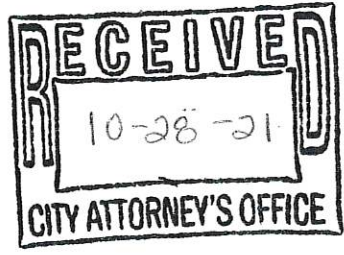
LIST INSURANCE PROVIDER AND COVERAGE: NA

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

10/28/21  
DATE

[Signature]  
CLAIMANT'S SIGNATURE



CLERK RCVD  
29 OCT '21  
PM 1:20

Action by Council:  
Receive & File:  
Date: 11.8.21

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. 21-PW-2138

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Mary S. Stevens DAY PHONE: \_\_\_\_\_

ADDRESS: 4545 Manchester Drive, Omaha NE 68152 DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: 10/22/21 between 2-2:30pm CDT

LOCATION OF LOSS/ACCIDENT: Between Broadway & the viaduct just E. of 16<sup>th</sup> St.

DESCRIPTION OF LOSS/ACCIDENT: I was turning left onto Broadway from 16<sup>th</sup> St to go E. onto the viaduct. There were cones between the  $\textcircled{L}$  &  $\textcircled{R}$  lanes going E., but no indication which lane to go into, & nothing blocking entrance into the  $\textcircled{L}$  lane. I & the car behind me found ourselves a foot deep in a stretch of wet concrete (over) (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ Pending - @ car shop & being reviewed by insurance - probably will be totaled

WITNESS(ES) (Name(s), Address(es), Phone No(s)): 2 construction workers on site, and the car that followed me through the concrete. Don't have any further identifying info.

WAS POLICE REPORT FILED  YES  NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:  
No injuries.

HAVE YOU RESUMED NORMAL ACTIVITIES?  YES  NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY

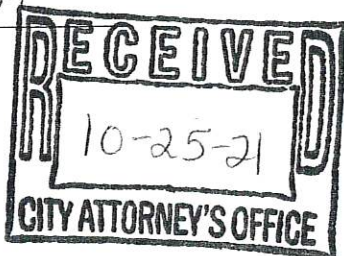
OTHER RELEVANT INFORMATION: Underbody of 2011 Honda CR-V SE totally caked in concrete.

LIST INSURANCE PROVIDER AND COVERAGE: Safeco Insurance - Nick Hall - Blair NE 402-884-3350

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

DATE 10/25/21



Mary S. Stevens  
CLAIMANT'S SIGNATURE

CLERK RCVD

26 OCT '21

AM 10:23

Action by Clerk:

Receive & File:

Date: 11.8.21

## Council Communication

Department: Community  
Development  
Case/Project No.: OTB-21-010  
Submitted by: Haley Weber,  
Planner

Resolution 21-311  
ITEM 4.A.

Council Action: 11/8/2021

### Description

Resolution to dispose of City property described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition. Location: Property formerly addressed as 746 West Washington Avenue. OTB-21-010

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/28/2021
Attachment A - Location and Zoning Map	Map	10/28/2021
Attachment B - Application submittal	Letter	10/28/2021
Resolution 21-311	Resolution	11/3/2021

**Council Communication**

<p>Department: Community Development</p> <p>CASES #OTB-21-010</p> <p>Applicant: MAC Investments C/O Meghann Youngblood 32 Scott Street Council Bluffs, IA 51503</p>	<p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Set Public Hearing: 10/25/2021</p> <p>Public Hearing: 11/8/2021</p>
---	--	--

**Subject/Title**

Request of MAC Investments to purchase property legally described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 746 West Washington Avenue.

**Background/Discussion**

The Community Development Department has received an offer from MAC Investments to purchase surplus city-owned property legally described above. The subject property is classified as ‘transitional dispose’ and ‘buildable.’ The applicant proposes to acquire the subject property to provide a larger yard space for their residential property at 744 West Washington Avenue. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent assessed land value, which is \$11,100.00. The applicant has offered \$2,000.00 to purchase the property, and has submitted the required 10% down payment (\$1,110.00) and \$50.00 application fee.

The subject property was acquired by the City of Council Bluffs on November 5, 2018 via a 657A Petition through the Iowa District Courts. As stated in the adopted *Inventory and Disposal Policy for Surplus City Property*, the property would be eligible for a forgivable mortgage as it is buildable and has been actively marketed on the Surplus Property list for more than the required 24 months. The applicant has requested the remaining land value (\$9,990.00) beyond the 10% down payment be waived using a forgivable mortgage.

The City has incurred a total of \$11,440.00 in Permits and Inspections Division costs for the subject property.

The subject property is zoned R-3/Low Density Multifamily Residential District and measures 47’ x 109’ (5,123 square feet), which exceeds the minimum lot size requirements for the R-3/Low Density Multifamily District. The subject property is located in an AH flood zone and therefore any structure that is built on the subject property in the future shall be required to comply with all applicable Federal, State, and local floodplain regulations.

Per the adopted *Inventory and Disposal Policy for Surplus City Property*, if no sale of a buildable property occurs after 12 months of being on the disposal list, the property may be offered and sold as a non-buildable remnant to the abutting property owners. Moreover, the policy states “any adjacent owner who is delinquent on any property taxes, has any outstanding municipal code violations/fines/costs, or has allowed lien to be placed on their property for any reason shall not be eligible to receive property as provided herein.” Based

on Pottawattamie County Treasurer data, there is a history of trash abatement costs being assigned to the property. However, as of present, there are no pending trash abatement costs on the property. In order to ensure that the property remains in compliance with City codes and the adopted City-owned property policy, the Community Development Department recommends that the remaining balance beyond the \$1,100.00 submitted down payment be forgiven upon maintaining the property for twenty-four (24) months without any infractions of the Council Bluffs Municipal Code.

**Recommendation**

The Community Development Department recommends disposing of property legally described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. The purchase price shall be \$11,100.00, with the remaining balance beyond the \$1,110.00 submitted down payment being forgiven upon maintaining the property for twenty-four (24) months without any infractions of the Council Bluffs Municipal Code; and
2. The applicant shall close on the subject property within 60 days of the date of Council’s decision.



**Attachments**

Attachment A: Location/Zoning Map  
Attachment B: Application submittal

Prepared by: Haley Weber, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-21-010 - LOCATION/ZONING MAP

### Legend

-  Subject Property Case #OTB-21-010
-  Parcels

0 30 60  
1 inch = 67 feet

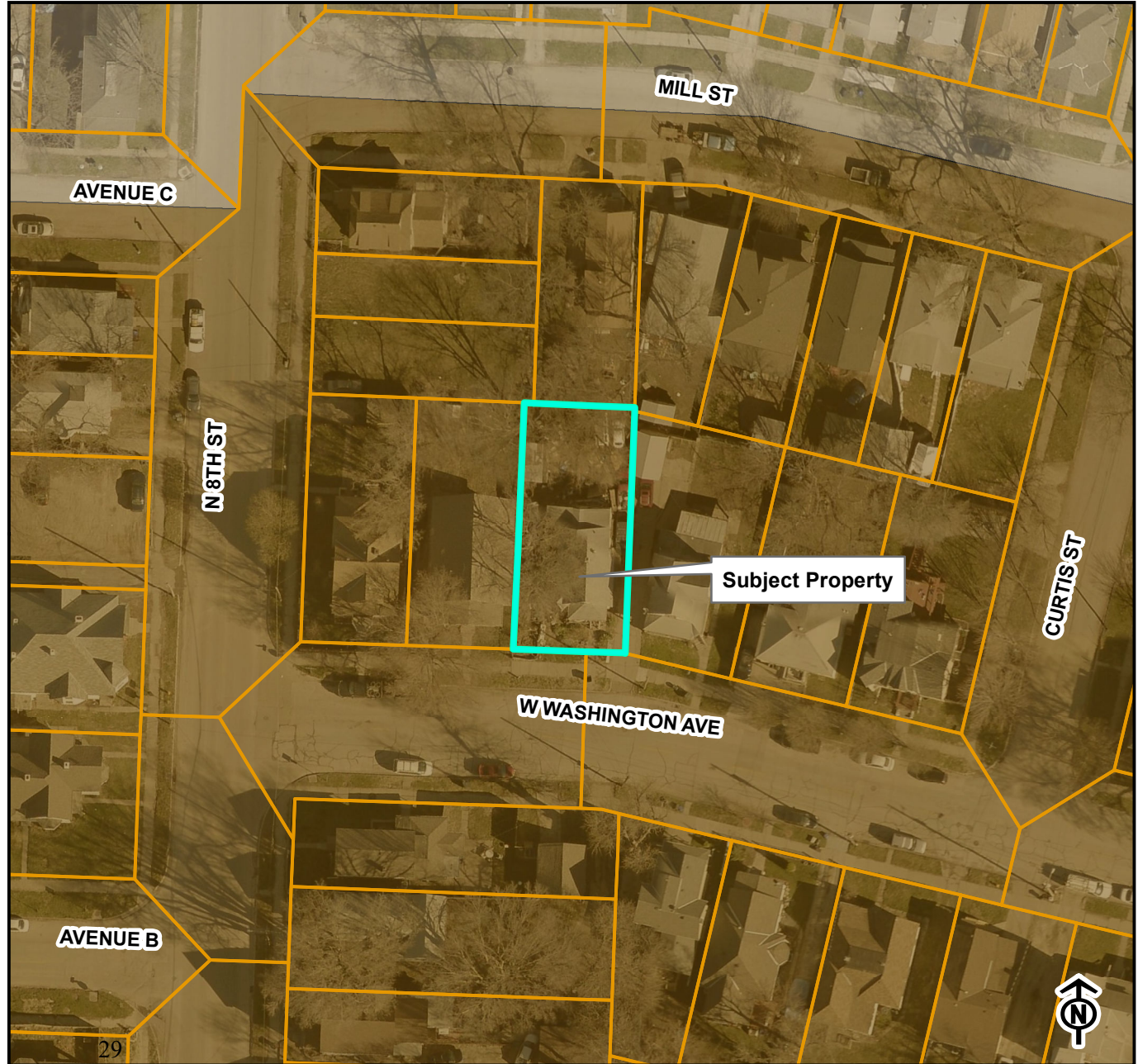


Last Amended: 9/28/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

**DISCLAIMER**  
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map or the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



**Attachment B**



*"Making the American Dream Come True."*

[www.thehomesteadsgroup.weebly.com](http://www.thehomesteadsgroup.weebly.com)

City of Council Bluffs  
Community Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Attn: Graham Jura City Attorney

September 23, 2021

RE: 746 W. Washington – Offer to Purchase Property

Mr. Jura;

We received an email from a Mr. Christopher Gibbons with the Planning Department. He had received our offer to purchase the empty land at 746 W. Washington in Council Bluffs. He let me know that that City needed a minimum down payment of at least 10% of the assessment, and that my initial down payment of \$1,000.00 was a bit short. Per his email, I needed to submit an additional \$110.00 to complete the initial offer.

Please find Check # 5316 in the amount of \$110.00. This should satisfy the minimum down payment for the offer from our company to purchase 746 W. Washington in Council Bluffs.

If anything else is needed to get our offer submitted, please feel free to contact me at either 712-329-0040 or by our company email at [midwesthomesteads@yahoo](mailto:midwesthomesteads@yahoo).

Most Sincerely,

Meghann Youngblood  
MAC Investments, INC.

*Cc:my/746/enc.*

*Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261*  
*Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350*

---

**RESOLUTION NO. 21-311**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE EAST 46 FEET OF LOTS 5 AND 6, BLOCK 3, GRIMES ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa.

**WHEREAS,** a public hearing has been held in this matter on November 8, 2021 at 7:00 p.m.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

MAC Investments, and all successors in interest: Property legally described the east 46 feet of Lots 5 and 6, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$11,100.00 with the remaining balance beyond the \$1,110.00 down payment being forgiven by the City of Council Bluffs upon maintaining the property for twenty-four months without any infractions of the Council Bluffs Municipal Code. Property closing shall occur within 60 days of the date of approval.

**BE IT FURTHER RESOLVED**

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder.

ADOPTED  
AND  
APPROVED: November 8, 2021.

\_\_\_\_\_  
Matthew J. Walsh                      Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush                      City Clerk

## Council Communication

Department: Community  
Development

Case/Project No.: URV-21-007  
Submitted by: Housing &  
Economic Development

Resolution 21-312  
ITEM 4.B.

Council Action: 11/8/2021

### Description

Resolution approving the Urban Revitalization Plan for the American Games Urban Revitalization Area at 504 34th Avenue. URV-21-007

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/29/2021
Attachment A - Boundary Map	Map	10/29/2021
Attachment B - Urban Revitalization Plan	Other	10/29/2021
Resolution 21-312	Resolution	11/3/2021

## Council Communication

Department: Community Development  Case No.: URV-21-007  Submitted by: Housing & Economic Development	Resolution No.: 21-	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
<b>Subject/Title</b>		
Establishment of the American Games Urban Revitalization Area at 504 34 <sup>th</sup> Avenue.		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p> <p>The Community Development Department wishes to create the Urban Revitalization Area consisting of one parcel for the expansion of the existing Pollard Games, Inc. dba American Games and International Gamco facility located at 504 34<sup>th</sup> 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.</p> <p>Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The American Games Urban Revitalization Area will consist of approximately 7.6 acres.</p> <p><u>Discussion</u></p> <p>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.</p> <p>On September 27, 2021, City Council approved Resolution 21-273, which directed staff to initiate the process of creating the American Games Urban Revitalization Plan and Area. This resolution set November 8, 2021 as the date of the public hearing.</p> <p>This matter was brought before the City Planning Commission at their October 12, 2021 meeting. The Commission found the following: 1) That the proposed American Games Urban Revitalization Plan furthers the goals of the City's <i>Bluffs Tomorrow: 2030 Plan</i>, which is the general plan for the development of the City of Council Bluffs; and 2) That the American Games</p>		

## Council Communication

Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

### **Staff Recommendation**

The Community Development Department recommends approval of the American Games Urban Revitalization Plan and Area and 1<sup>st</sup> consideration of the ordinance.

### **Planning Commission Public Hearing**

Staff speakers for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs

Speakers in favor: None

Speakers in opposition: None

### **Planning Commission Recommendation**

The Planning Commission recommended approval of the American Games Urban Revitalization Plan and Area.

Vote: 10-0 (1 absent)

AYE – Bass, Danielsen, Halm, Hutcheson, Opperman, Rater, Rew, Scott, Stroebele and Van Houten

NAY – None

ABSTAIN – None

ABSENT – Haner

Motion: Carried

### **Attachments**

A) Boundary Map

B) American Games Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department

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

**American Games Urban Revitalization Area - Boundary Map**



# American Games Urban Revitalization Plan



Prepared by

Community Development Department  
City of Council Bluffs, Iowa

Adopted by

City Council on [REDACTED], 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 conducive 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 American Games Urban Revitalization Area meets the criteria of element 4. Consequently, on 9/27/2021, the City Council adopted Resolution No. 21-273, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

**American Games Urban Revitalization Area**  
**Illustration 1 – Resolution**

**RESOLUTION NO. 21-273**

**A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE AMERICAN GAMES URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 3, POLLARD GAMES ADDITION.**

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

WHEREAS, a proposal has been submitted for the expansion of existing commercial structures; 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 October 8, 2021.

**BE IT FURTHER RESOLVED**

That the City Council directs the City Clerk to set this matter for public hearing on November 8, 2021.

**ADOPTED  
AND  
APPROVED:** September 27, 2021

  
Matthew J. Walsh Mayor

**ATTEST:**   
Jodi Quakenbush City Clerk

## LEGAL DESCRIPTION

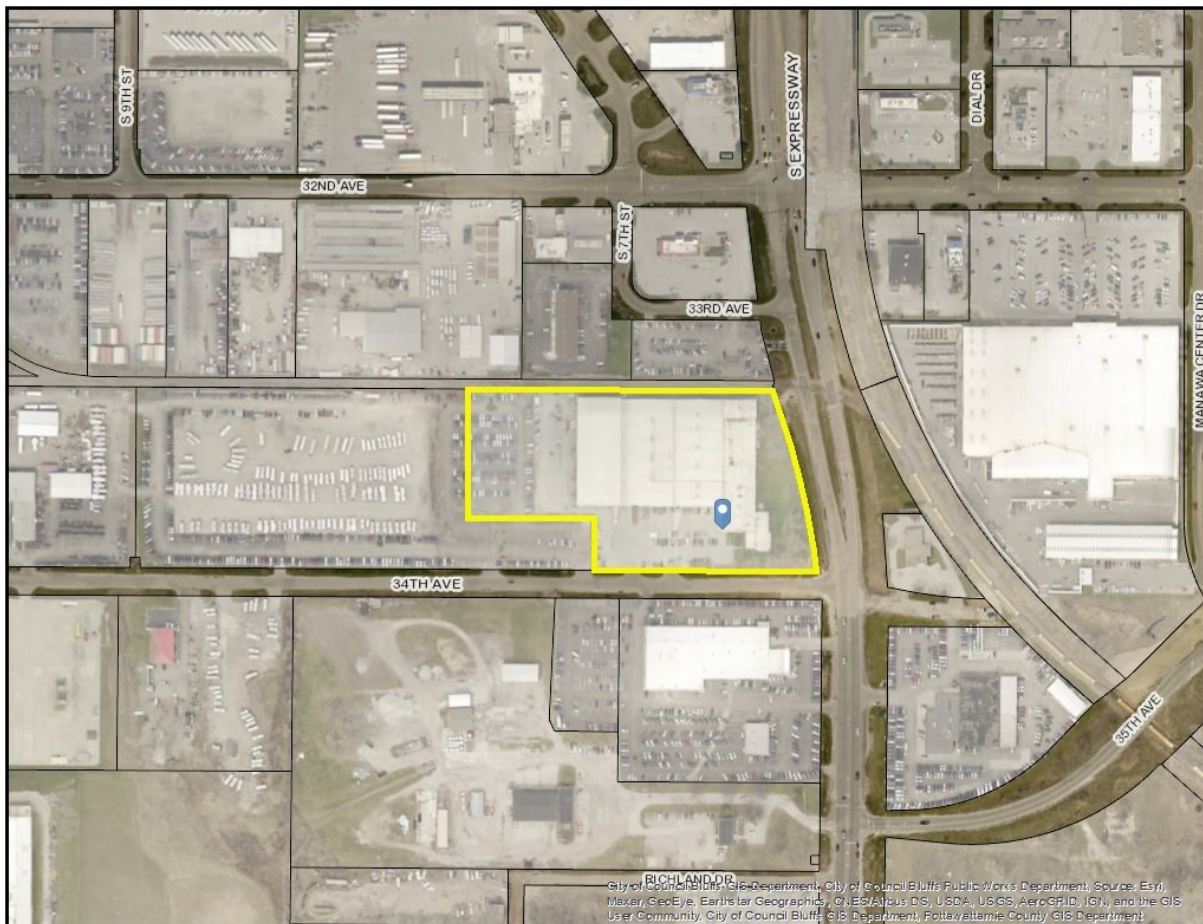
The American Games Urban Revitalization Area is a tract of land containing one parcel legally described as: Lot 3, Pollard Games Addition.

Illustration 2 shows the location and the boundary of the American Games Urban Revitalization Area, which is approximately 7.6 acres.

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### American Games Urban Revitalization Area Illustration 2 – Boundary

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## **PROPERTY OWNERS AND ASSESSED VALUATIONS**

The American Games Urban Revitalization Area will be comprised of approximately 7.6 acres on one parcel of land owned by Pollard Realty (U S) LTD. Pollard Realty seeks to expand the manufacturing and warehouse facility for American Games.

Valuation was obtained from the records of the Pottawattamie County Assessor.

<b>Parcel Number</b>	<b>Zoning</b>	<b>Permanent Property Address</b>	<b>Owner Mailing Address</b>	<b>Land Valuation</b>	<b>Building Valuation</b>	<b>Parcel Total Valuation</b>
Pending	I-2/General Industrial District	Pollard Realty (U S) LTD 504 34th Ave Council Bluffs, IA 51501	Pollard Realty (U S) LTD 504 34th Ave Council Bluffs, IA 51501	Pending	Pending	Pending

## **EXISTING ZONING AND PROPOSED LAND USE**

The American Games 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 current and proposed principal uses of the American Games Urban Revitalization Area are manufacturing and warehousing and distribution, which are permitted uses in an I-2/General Industrial District.

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

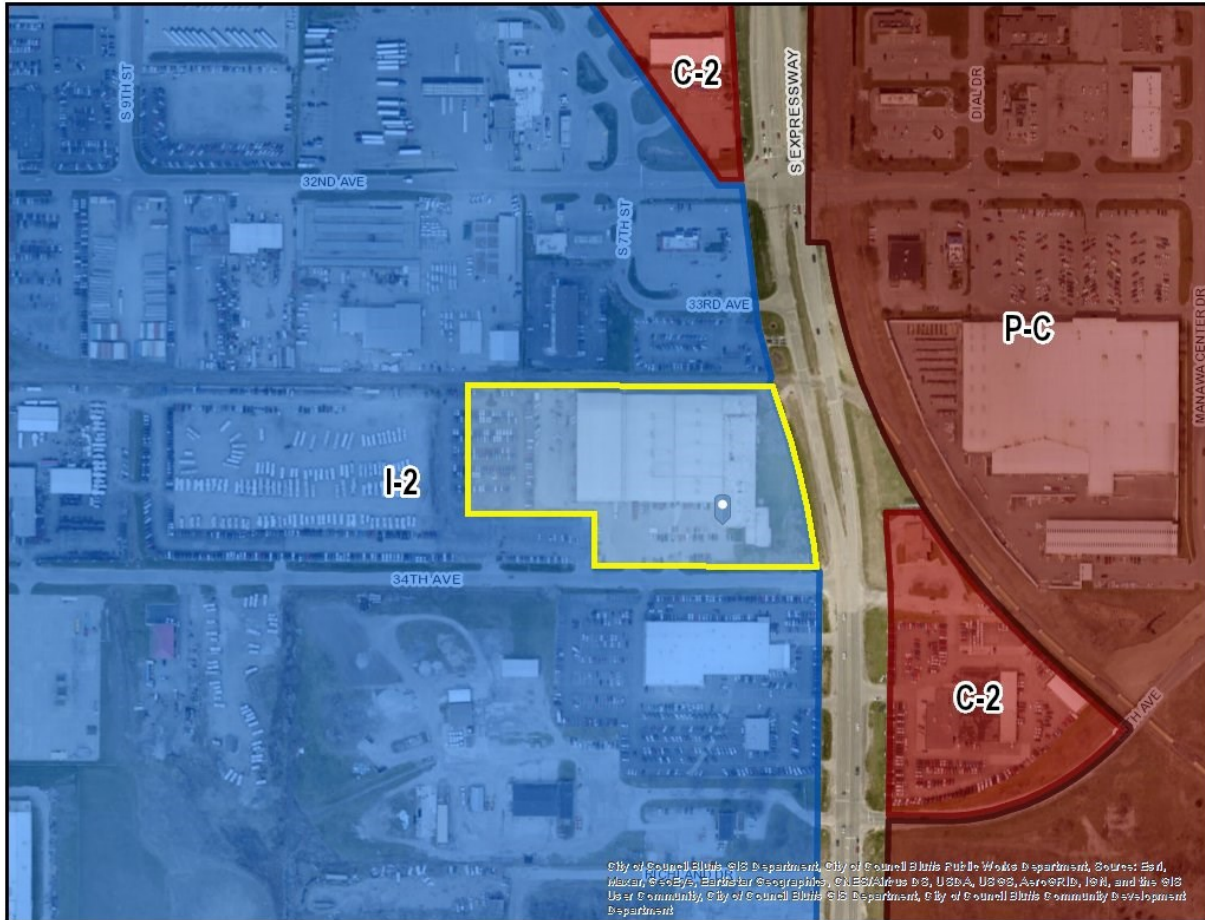
Existing land uses in the general vicinity include: automobile sales and rental, a hotel, and commercial storage to the north; automobile sales to the west; and warehousing and automobile sales to the south. To the east across South Expressway are a bank and retail shopping establishments.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the current parcel addressed as 504 34th Avenue as "Local Commercial" and the remainder of the area as "Light Industrial." According to the plan, local commercial areas include uses oriented primarily towards goods and services that meet the demand of Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots. 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.

Final plat approval of a three-lot minor subdivision to be known as Pollard Games Addition which includes this parcel was approved by City Council on 10/12/2020. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances. The Pollard Games Addition final plat was recorded on 8/27/2021 in Book 2021, Page 13933.

With the purchase of land from an adjacent property owner, Pollard Games will complete a 40,000 SF expansion to their existing American Games facility at 504 34th Avenue.

**American Games Urban Revitalization Area**  
**Illustration 3 – Zoning**





## **PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES**

The proposed American Games 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 South 34<sup>th</sup> Avenue, which is adequate to handle the additional traffic generated by this proposed project.

### **RELOCATION PROVISIONS**

The proposed American Games Urban Revitalization Area has one commercial entity operated by the current owner at the 504 34th Avenue location. There are no other 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. Tax abatement will be used as the local match required for the Targeted Jobs Withholding Tax Credit. The developer has not requested any additional public assistance.

## **APPLICABILITY AND TAX EXEMPTION SCHEDULE**

1. Eligibility – The American Games 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, 2041 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.

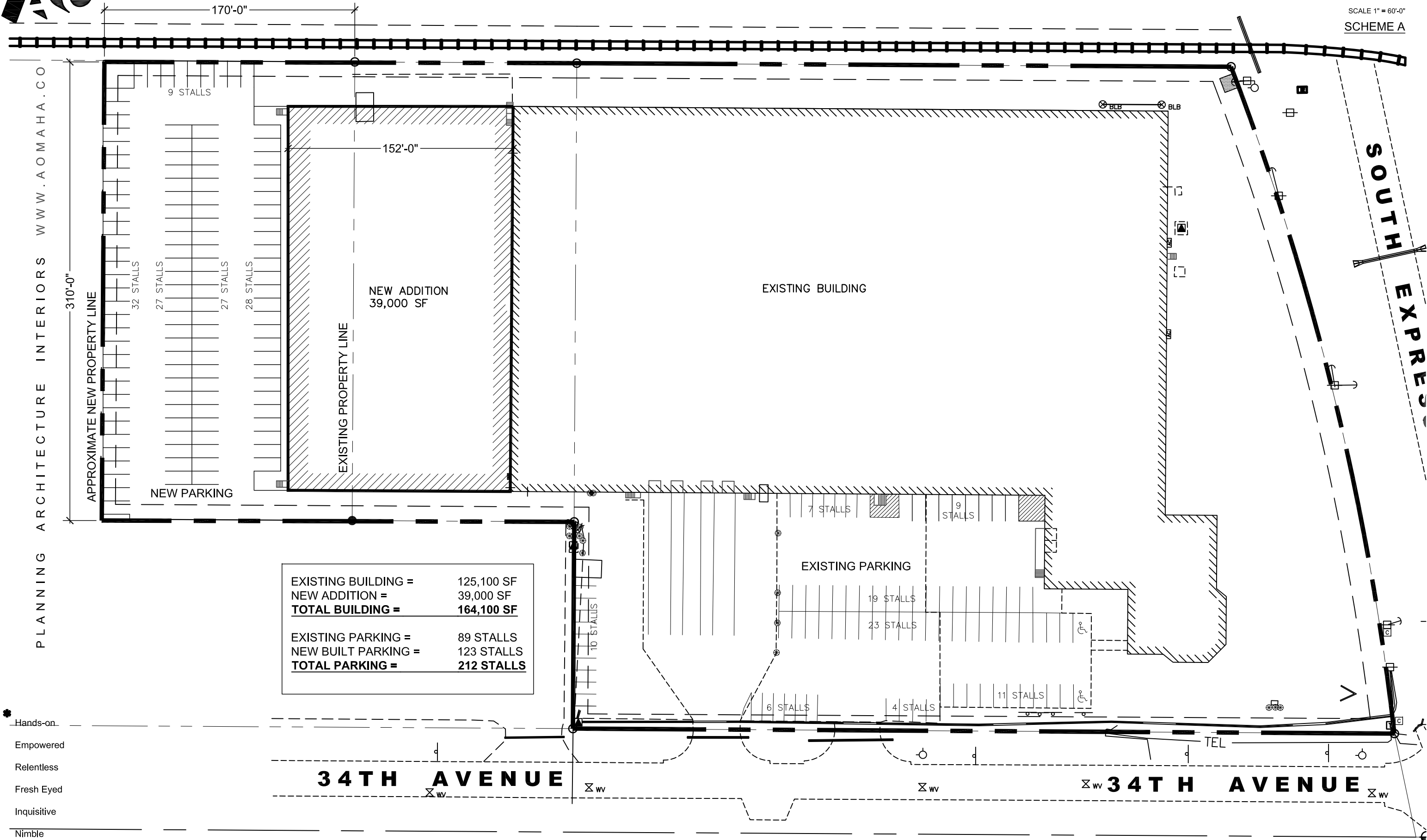
## **APPLICATION AND REVIEW PROCESS**

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 1<sup>st</sup> 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 1<sup>st</sup> as required by Chapter 404 of the Iowa Code.



- \* Hands-on
- Empowered
- Relentless
- Fresh Eyed
- Inquisitive
- Nimble
- Style Agnostic

**34TH AVENUE**

**34TH AVENUE**

**SOUTH EXPRESSWAY**

APPENDIX B

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7444 12 180 003 INACTIVE

--- Permanent Property Address --- Mailing Address ---  
POLLARD REALTY (U S) LTD POLLARD REALTY (U S) LTD  
504 34TH AVE  
COUNCIL BLUFFS, IA 51501

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

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412180003>

===== TAX DESCRIPTION\* =====  
\* Not to be used on legal documents

CO BLUFFS LEWIS 12-74-44 PT SE NW COMM 7.4'W & 70.39'NLY CENTER OF SECTION TH W555.92'N139.72'  
W150' N310'E592.15' SLY465.22'ALONG ROW TO POB

===== ASSESSED VALUE =====  
\* Class is for Assessment purposes only - Not Zoning

Current Value				
2021	Land	Improvement	Total	Class
Full Value	\$632,700	\$2,951,700	\$3,584,400	I
Exempt	\$0	\$0	\$0	I
Net Total	\$632,700	\$2,951,700	\$3,584,400	I

Prior Year Value				
2020	Land	Improvement	Total	Class
Full Value	\$632,700	\$2,951,700	\$3,584,400	I
Exempt	\$0	\$0	\$0	I
Net Total	\$632,700	\$2,951,700	\$3,584,400	I

===== EXEMPTIONS/CREDITS APPLIED =====

2020 BPTC

===== OWNERS =====

\* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POLLARD REALTY (U S) LTD book/page: [2008/17794](#) D

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

Sale Date	Amount	Code	Book/Page
12/31/2008	3300000	<a href="#">D017</a>	<a href="#">2008/17794</a>
02/18/2008	3300000	<a href="#">D000</a>	<a href="#">2008/03236</a>
12/22/1989	10	<a href="#">D000</a>	0090/13787
12/20/1989	720000	<a href="#">D049</a>	0090/13789
11/30/1989	500	<a href="#">C049</a>	0090/11897

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

PDF: 8 MAP: 21-8 C.B COMMERCIAL

Date Reviewed: 10/23/19 GMS

LAND.....275734 sqFt 6.33 acres

Commercial Building 1 of 2 -- Manufacturing (Heavy) (727)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 13284 base SF 0 bsmt SF 125179 gross SF  
Year Built: 1963 Eff Year: 1963 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Unfinished

Front/Doors: Incl. w / Base

Windows: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished

Struc Floor: Dock Level R'Conc

Partitions: Incl. w / Base

Framing: Steel - Average

HVAC: Make-up Air Unit(Heat&AC,MultiZone)

Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (13284)

Floor - dock level adjustment (13284)

Office-internal with Heat & A/C (5998)

Partition - Drywall/Stud - (PSFSA) (620)

Interior - finish (780)

Office-internal with Heat & A/C (1176)

Loading Dock (156)

Canopy - Metal (464)

BLDG EXTRAS..4 Door: O.H. Door - Manual, 10 Ft Wide, 10 Ft High

1 Dock Leveler Edge: Mechanical

1 Door: Sliding, 6 Ft Wide, 7 Ft High

Commercial Building 1 of 2 Addition 1 -- Manufacturing (Heavy) (727)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 9512 base SF 0 bsmt SF  
Year Built: 1966 Eff Year: 1966 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Unfinished

Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished

Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Average  
 HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
 Suspended Unit Heater (Gas)  
 Sprinklers: Exposed Wet

PLUMBING....Toilet Room (2)  
 36" Circ. Wash -Fiberglass (2)  
 Water Closet (6)  
 Urinal - Wall (2)

ADJUSTMENTS..Sprinkler - exposed wet (9512)  
 Floor - dock level adjustment (9512)  
 Office-internal with Heat & A/C (221)  
 Partition - Drywall/Stud - (PSFSA) (2272)  
 A/C - Add (8072)  
 Office-internal with Heat & A/C (588)

BLDG EXTRAS..1 Door: Steel Roll - Manual, 8 Ft Wide, 8 Ft High  
 1 Door: Steel Roll - Manual, 6 Ft Wide, 8 Ft High

Commercial Building 1 of 2 Addition 2 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC

STRUCTURE....1 story 3690 base SF 0 bsmt SF  
 Year Built: 1966 Eff Year: 1966 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"  
 Int Wall: Unfinished  
 Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl  
 Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Average  
 HVAC: Vacuum Gas (Radiant)  
 Central AC  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (3690)  
 Floor - dock level adjustment (3690)  
 Office - internal w/heat only (144)  
 Mezzanine - open storage/Whse/wd (144)  
 Interior - finish (100)

BLDG EXTRAS..1 Door: O.H. Door - Manual, 6 Ft Wide, 8 Ft High

Commercial Building 1 of 2 Addition 3 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC

STRUCTURE....1 story 31200 base SF 0 bsmt SF  
 Year Built: 1970 Eff Year: 1970 Condition: Normal

VERTICALS....Ext Wall: C'Blk or Tile - 8"  
 Mtl/ Stl/ Insul (=>100' Wide)  
 Int Wall: Unfinished  
 Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl  
 Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Heavy  
 HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (32296)  
 Floor - dock level adjustment (31200)  
 Office-internal with Heat & A/C (840)  
 Mezzanine - open storage/Whse/wd (840)  
 Mezzanine - whse-office (256)

Commercial Building 1 of 2 Addition 4 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC

STRUCTURE....1 story 31460 base SF 0 bsmt SF  
 Year Built: 1974 Eff Year: 1974 Condition: Normal

VERTICALS....Ext Wall: C'Blk or Tile - 8"  
 Mtl/ Stl/ Insul (=>100' Wide)  
 Int Wall: Unfinished  
 Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl  
 Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Heavy  
 HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
 Suspended Unit Heater (Gas)  
 Sprinklers: Exposed Wet

PLUMBING....Toilet Room (2)  
 Sink-Kitchen (1)  
 Water Closet (3)  
 Urinal - Wall (2)

ADJUSTMENTS..Sprinkler - exposed wet (32560)  
 Floor - dock level adjustment (31460)  
 Interior - finish (880)  
 Mezzanine - whse-office w/ AC (220)  
 Mezzanine - open storage/Whse/wd (660)  
 Partition - Drywall/Stud - (PSFSA) (2080)  
 A/C - Add (28792)

BLDG EXTRAS..2 Door: O.H. Door w/Seal - Manual, 10 Ft Wide, 10 Ft High  
 2 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs  
 1 Door: O.H. Door - Power, 10 Ft Wide, 10 Ft High  
 2 Door: Steel Roll - Manual, 8 Ft Wide, 8 Ft High  
 2 Door: Plastic Roll-Ind, 8 Ft Wide, 8 Ft High

Commercial Building 1 of 2 Addition 5 -- Office - General (501)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 4833 base SF 0 bsmt SF  
 Year Built: 1989 Eff Year: 1989 Condition: Normal

VERTICALS....Ext Wall: Brick Veneer  
 Int Wall: Drywall or Equiv.  
 Front/Doors: Incl. w / Base  
 Windows: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl  
 Ceiling: Suspended Blk-Mineral  
 Suspended Blk-Fiber

Struc Floor: 4" R'Concrete  
 Floor Cover: Carpet

Quarry Tile  
 Partitions: Office Buildings  
 Framing: Steel - Average  
 HVAC: Combination FHA - AC  
 Sprinklers: Exposed Wet

PLUMBING.....Toilet Room (2)

Lavatory (1)  
 Water Closet (1)  
 Urinal - Wall (1)

ADJUSTMENTS..Sprinkler - exposed wet (4833)

BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 72 SF, Porch

Commercial Building 1 of 2 Addition 6 -- Metal Light Mfg - Steel (608)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 28080 base SF 0 bsmt SF  
 Year Built: 1998 Eff Year: 1998 Condition: Normal

VERTICALS....Ext Wall: Mtl/ Stl/ Insul (=>100' Wide)  
 Mtl/ Stl/ Insul (=>100' Wide)

Int Wall: Unfinished  
 Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Heavy  
 HVAC: Vacuum Gas (Radiant)  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (28658)

Office - internal w/heat only (340)  
 Mezzanine - open storage/Whse/wd (240)  
 Interior - finish (238)

BLDG EXTRAS..1 Door: O.H. Door w/Seal - Power, 8 Ft Wide, 9 Ft High  
 1 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs

Commercial Building 1 of 2 Addition 7 -- Metal Warehouse - Steel Frame (601)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 3120 base SF 0 bsmt SF  
 Year Built: 1998 Eff Year: 1998 Condition: Normal

VERTICALS....Ext Wall: Metal/ Stl/ Insul (<50' Wide)  
 Int Wall: Unfinished

Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Framing: Steel - Average  
 HVAC: Vacuum Gas (Radiant)  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (3120)

BLDG EXTRAS..1 Door: O.H. Door w/Seal - Power, 8 Ft Wide, 9 Ft High  
 1 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs

Commercial Building 2 of 2 -- Billboard (819) 576 SFSA/Face

DBA: AMERICAN GAMES INC

STRUCTURE....0 story 0 base SF 0 bsmt SF 0 gross SF  
 Year Built: 1966 Eff Year: 1966 Condition: Normal

YARD EXTRAS..Paving - Asphalt 41,500 SF, Asphalt Parking  
 Paving - Concrete 13,000 SF, Concrete Parking  
 Paving - Asphalt 12,900 SF, Asphalt Parking  
 Paving - Concrete 3,600 SF, Concrete Parking  
 Paving - Concrete 12,600 SF, Concrete Parking

Fencing - Chain 3 Strand Barb, 6 Ft-Hgh, 108 LF, 22 LF-Gates  
 Porches,Decks,Patios,etc. 144 SF, Patio - Conc / Brick  
 2 1S MTL/LGT STL SMOKE HOUSE Quantity=216.00 Square Feet, Height=8





POLLARD REALTY (U S) LTD, 1 10/23/2019

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7444 12 181 003

--- Permanent Property Address ---	----- Mailing Address -----
POLLARD REALTY (U S) LTD	POLLARD REALTY (U S) LTD
504 34TH AVE	504 34TH AVE
COUNCIL BLUFFS, IA 51501	COUNCIL BLUFFS, IA 51501

=====  
District: 002 CO BLUFFS CITY/LC SCHOOL

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

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412181003>

=====  
TAX DESCRIPTION\*

\* Not to be used on legal documents

POLLARD GAMES ADD LT 3

=====  
ASSESSED VALUE

\* Class is for Assessment purposes only - Not Zoning

=====  
EXEMPTIONS/CREDITS APPLIED

=====  
OWNERS

\* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POLLARD REALTY (U S) LTD book/page: [2021/13933](#) D

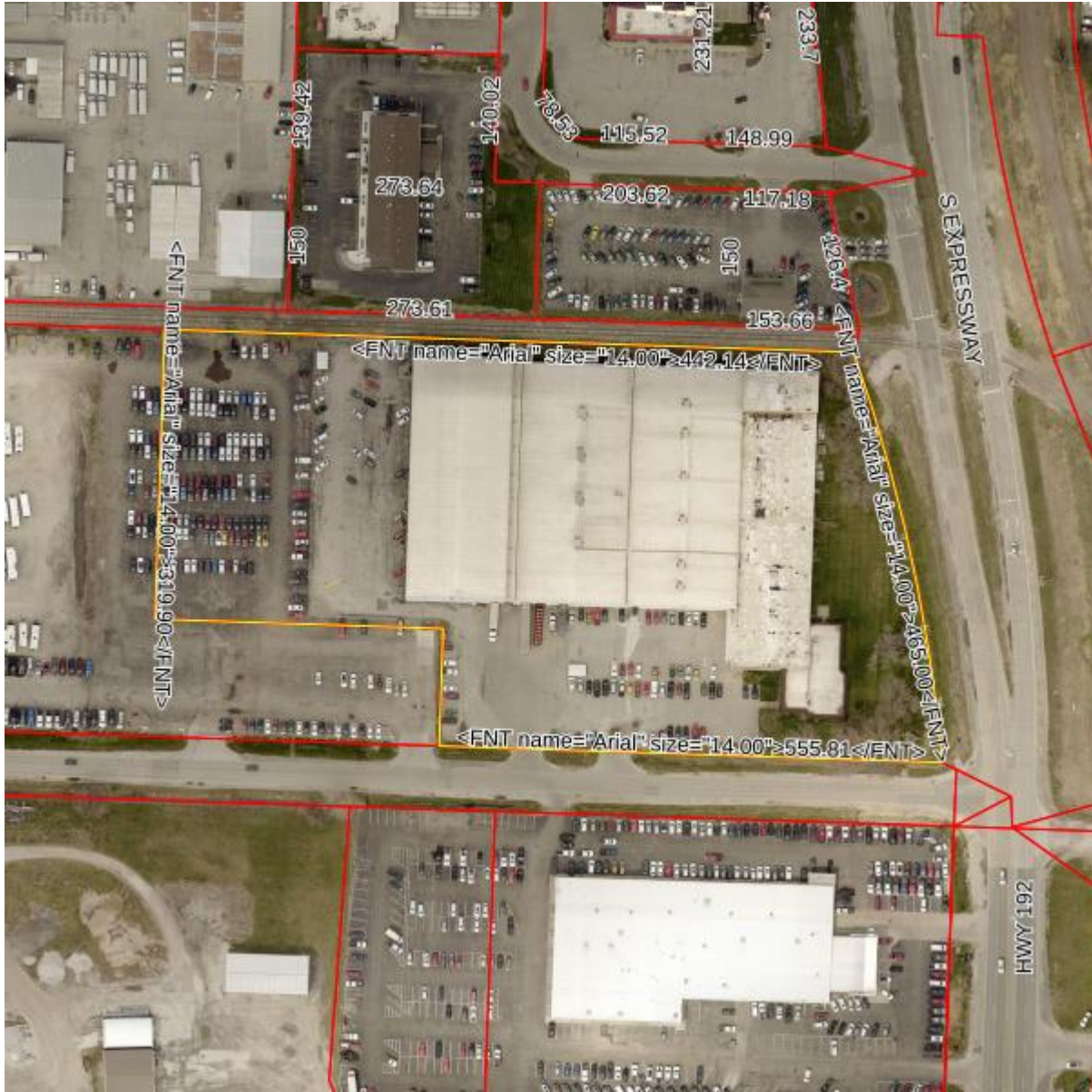
2 D 3400 SOUTH EXPRESSWAY LLC

=====  
SALES HISTORY

Sale Date	Amount	Code	Book/Page
10/20/2020	0	<a href="#">D26</a>	<a href="#">2021/13933</a> <a href="#">multiple parcel sale</a>

=====  
ASSESSMENT DATA

[Zoom Out](#) [Zoom In](#)



1200ft x 1200ft

[Click any parcel to go to its web page](#)  
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

**RESOLUTION NO. 21-312**

**A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE AMERICAN GAMES URBAN REVITALIZATION AREA.**

**WHEREAS,** the City of Council Bluffs has the authority under Chapter 404 of the Iowa Code to declare an area to be an urban revitalization area; and

**WHEREAS,** on September 27, 2021, the City Council adopted Resolution 21-273, which directed staff to prepare a plan for the American Games Urban Revitalization Area and set a public hearing for November 8, 2021; and

**WHEREAS,** on October 12, 2021, the City Planning Commission reviewed the American Games Urban Revitalization Plan and found it consistent with the goals and objectives of the City’s *Bluffs Tomorrow: 2030 Plan*, which is the general plan for the development of the City of Council Bluffs; and

**WHEREAS,** the current property is appropriate as an economic development area as defined in section 403.17; and

**WHEREAS,** after careful study and consideration, this City Council finds that the development of the area is necessary in the interest of the public health, safety and/or welfare of the residents of the City.

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

That the City Council hereby approves the American Games Urban Revitalization Plan.

ADOPTED  
AND  
APPROVED

November 8, 2021

\_\_\_\_\_  
Matthew J. Walsh      Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush      City Clerk

## Council Communication

Department: Community  
Development

Case/Project No.: URV-21-007

Submitted by: Housing &  
Economic Development

Ordinance 6476  
ITEM 5.A.

Council Action: 11/8/2021

### Description

Ordinance establishing the American Games Urban Revitalization Area within the City of Council Bluffs at 504 34th Avenue. URV-21-007

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/29/2021
Attachment A - Boundary Map	Map	10/29/2021
Attachment B - Urban Revitalization Plan	Other	10/29/2021
Ordinance 6476	Ordinance	11/3/2021

## Council Communication

Department: Community Development  Case No.: URV-21-007  Submitted by: Housing & Economic Development	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
<b>Subject/Title</b>		
Establishment of the American Games Urban Revitalization Area at 504 34 <sup>th</sup> Avenue.		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p> <p>The Community Development Department wishes to create the Urban Revitalization Area consisting of one parcel for the expansion of the existing Pollard Games, Inc. dba American Games and International Gamco facility located at 504 34<sup>th</sup> 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.</p> <p>Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The American Games Urban Revitalization Area will consist of approximately 7.6 acres.</p> <p><u>Discussion</u></p> <p>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.</p> <p>On September 27, 2021, City Council approved Resolution 21-273, which directed staff to initiate the process of creating the American Games Urban Revitalization Plan and Area. This resolution set November 8, 2021 as the date of the public hearing.</p> <p>This matter was brought before the City Planning Commission at their October 12, 2021 meeting. The Commission found the following: 1) That the proposed American Games Urban Revitalization Plan furthers the goals of the City's <i>Bluffs Tomorrow: 2030 Plan</i>, which is the general plan for the development of the City of Council Bluffs; and 2) That the American Games</p>		

## Council Communication

Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

### Staff Recommendation

The Community Development Department recommends approval of the American Games Urban Revitalization Plan and Area and 1<sup>st</sup> consideration of the ordinance.

### Planning Commission Public Hearing

Staff speakers for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs

Speakers in favor: None

Speakers in opposition: None

### Planning Commission Recommendation

The Planning Commission recommended approval of the American Games Urban Revitalization Plan and Area.

Vote: 10-0 (1 absent)

AYE – Bass, Danielsen, Halm, Hutcheson, Opperman, Rater, Rew, Scott, Stroebele and Van Houten

NAY – None

ABSTAIN – None

ABSENT – Haner

Motion: Carried

### Attachments

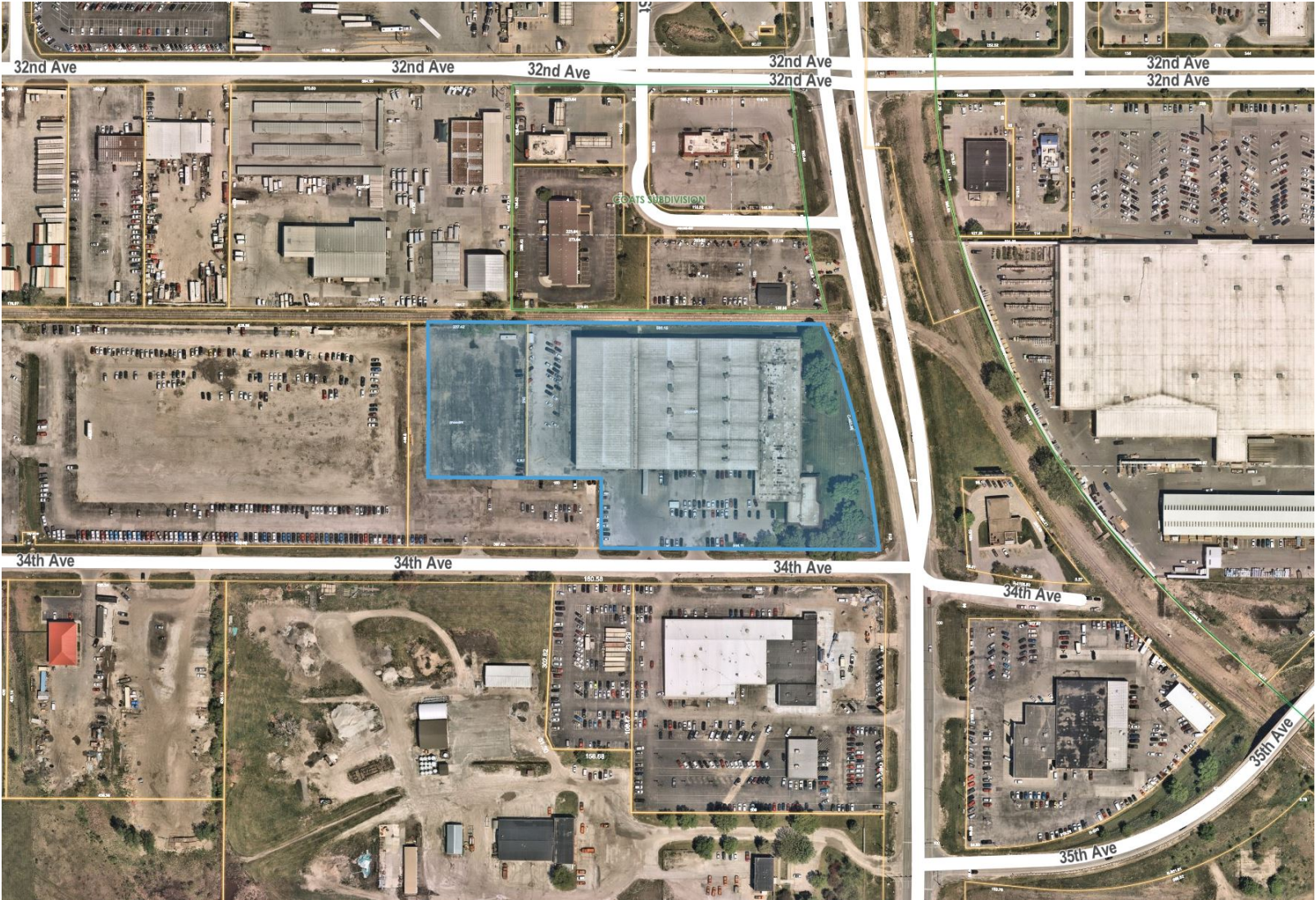
A) Boundary Map

B) American Games Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department

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

**American Games Urban Revitalization Area - Boundary Map**



# American Games Urban Revitalization Plan



Prepared by

Community Development Department  
City of Council Bluffs, Iowa

Adopted by

City Council on [REDACTED], 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 conducive 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 American Games Urban Revitalization Area meets the criteria of element 4. Consequently, on 9/27/2021, the City Council adopted Resolution No. 21-273, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

**American Games Urban Revitalization Area**  
**Illustration 1 – Resolution**

**RESOLUTION NO. 21-273**

**A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE AMERICAN GAMES URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 3, POLLARD GAMES ADDITION.**

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

WHEREAS, a proposal has been submitted for the expansion of existing commercial structures; 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 October 8, 2021.

**BE IT FURTHER RESOLVED**

That the City Council directs the City Clerk to set this matter for public hearing on November 8, 2021.

**ADOPTED  
AND  
APPROVED:** September 27, 2021

  
Matthew J. Walsh Mayor

**ATTEST:**   
Jodi Quakenbush City Clerk

## LEGAL DESCRIPTION

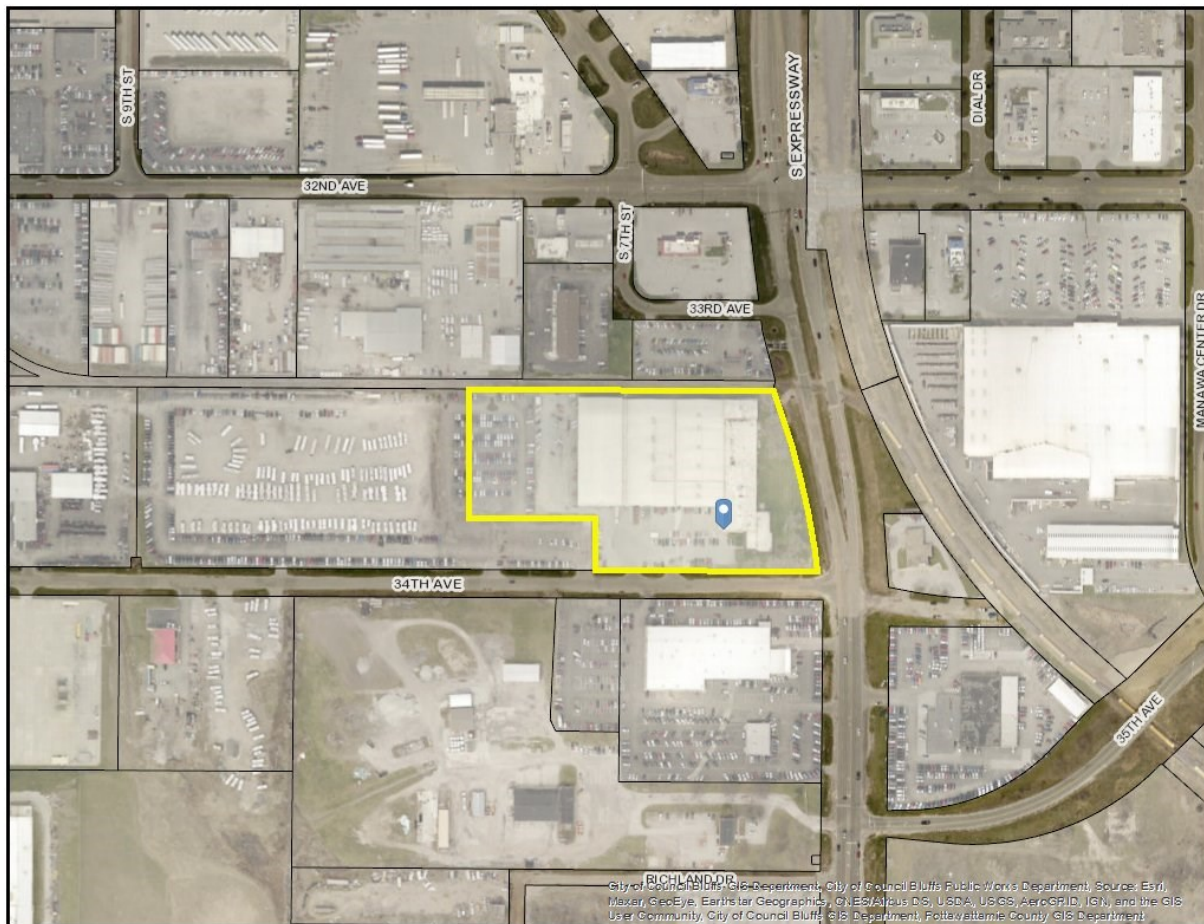
The American Games Urban Revitalization Area is a tract of land containing one parcel legally described as: Lot 3, Pollard Games Addition.

Illustration 2 shows the location and the boundary of the American Games Urban Revitalization Area, which is approximately 7.6 acres.

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### American Games Urban Revitalization Area Illustration 2 – Boundary

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## **PROPERTY OWNERS AND ASSESSED VALUATIONS**

The American Games Urban Revitalization Area will be comprised of approximately 7.6 acres on one parcel of land owned by Pollard Realty (U S) LTD. Pollard Realty seeks to expand the manufacturing and warehouse facility for American Games.

Valuation was obtained from the records of the Pottawattamie County Assessor.

<b>Parcel Number</b>	<b>Zoning</b>	<b>Permanent Property Address</b>	<b>Owner Mailing Address</b>	<b>Land Valuation</b>	<b>Building Valuation</b>	<b>Parcel Total Valuation</b>
Pending	I-2/General Industrial District	Pollard Realty (U S) LTD 504 34th Ave Council Bluffs, IA 51501	Pollard Realty (U S) LTD 504 34th Ave Council Bluffs, IA 51501	Pending	Pending	Pending

## **EXISTING ZONING AND PROPOSED LAND USE**

The American Games 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 current and proposed principal uses of the American Games Urban Revitalization Area are manufacturing and warehousing and distribution, which are permitted uses in an I-2/General Industrial District.

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

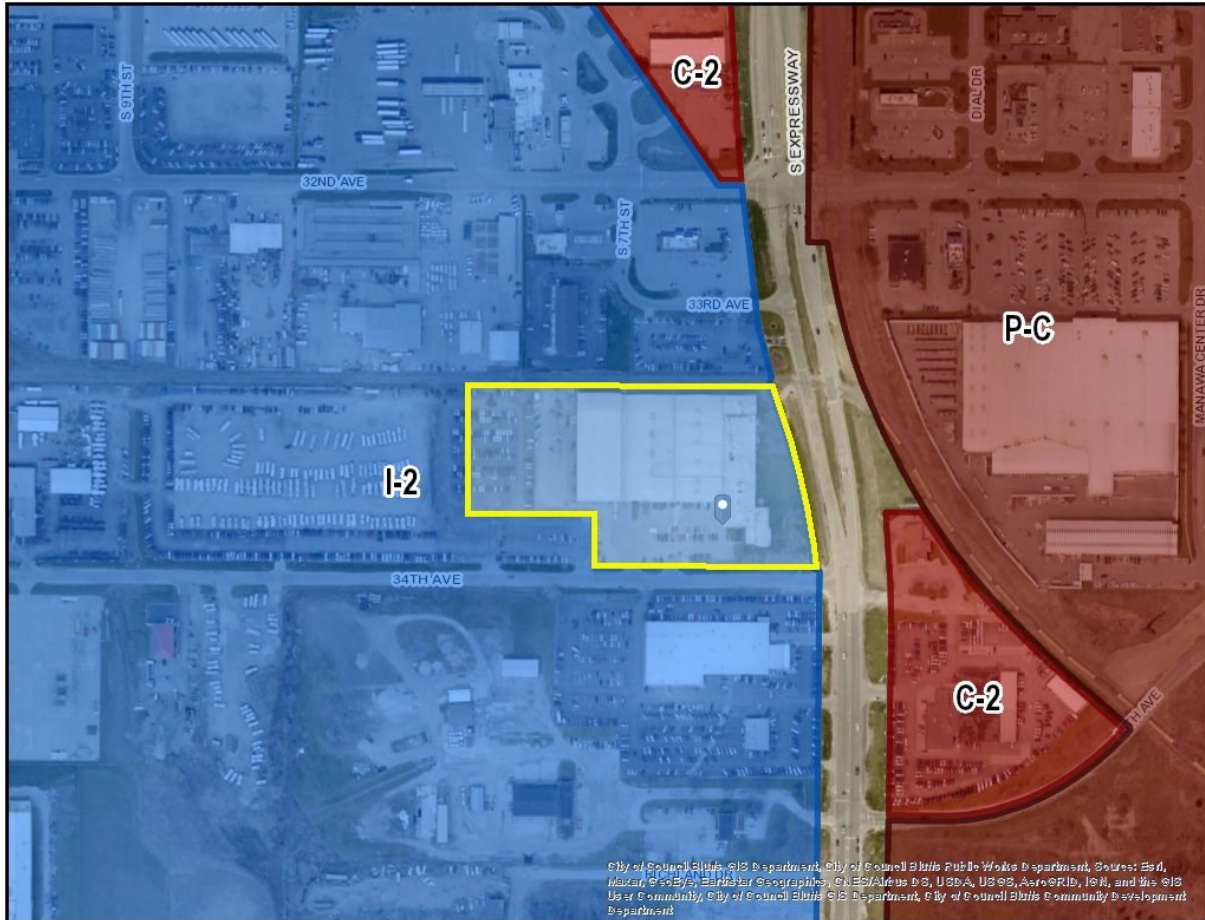
Existing land uses in the general vicinity include: automobile sales and rental, a hotel, and commercial storage to the north; automobile sales to the west; and warehousing and automobile sales to the south. To the east across South Expressway are a bank and retail shopping establishments.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the current parcel addressed as 504 34th Avenue as "Local Commercial" and the remainder of the area as "Light Industrial." According to the plan, local commercial areas include uses oriented primarily towards goods and services that meet the demand of Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots. 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.

Final plat approval of a three-lot minor subdivision to be known as Pollard Games Addition which includes this parcel was approved by City Council on 10/12/2020. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances. The Pollard Games Addition final plat was recorded on 8/27/2021 in Book 2021, Page 13933.

With the purchase of land from an adjacent property owner, Pollard Games will complete a 40,000 SF expansion to their existing American Games facility at 504 34th Avenue.

**American Games Urban Revitalization Area**  
**Illustration 3 – Zoning**





## **PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES**

The proposed American Games 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 South 34<sup>th</sup> Avenue, which is adequate to handle the additional traffic generated by this proposed project.

### **RELOCATION PROVISIONS**

The proposed American Games Urban Revitalization Area has one commercial entity operated by the current owner at the 504 34th Avenue location. There are no other 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. Tax abatement will be used as the local match required for the Targeted Jobs Withholding Tax Credit. The developer has not requested any additional public assistance.

## **APPLICABILITY AND TAX EXEMPTION SCHEDULE**

1. Eligibility – The American Games 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, 2041 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.

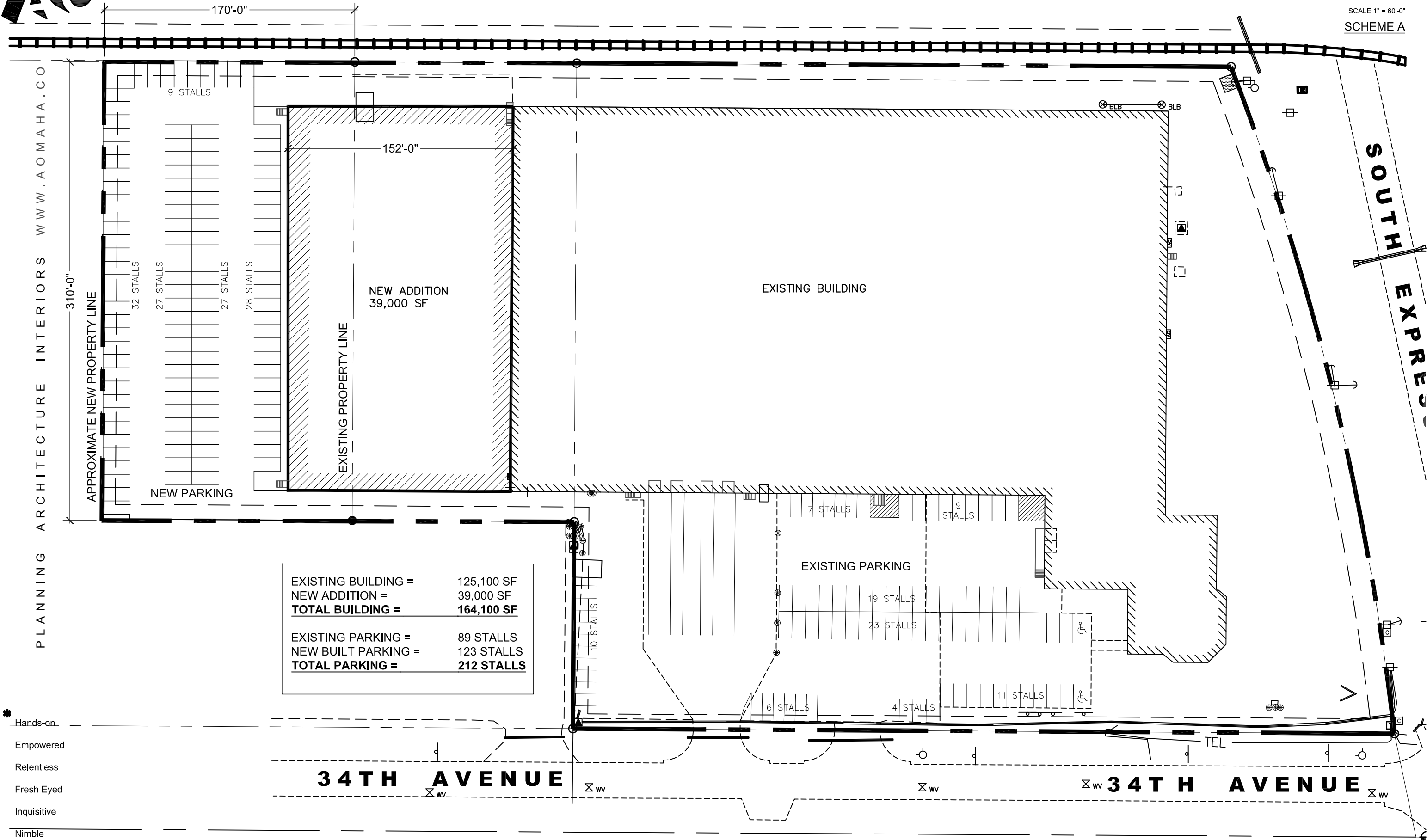
## **APPLICATION AND REVIEW PROCESS**

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 1<sup>st</sup> 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 1<sup>st</sup> as required by Chapter 404 of the Iowa Code.



- \* Hands-on
- Empowered
- Relentless
- Fresh Eyed
- Inquisitive
- Nimble
- Style Agnostic

APPENDIX B

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7444 12 180 003 INACTIVE

--- Permanent Property Address --- Mailing Address ---  
POLLARD REALTY (U S) LTD POLLARD REALTY (U S) LTD  
504 34TH AVE  
COUNCIL BLUFFS, IA 51501

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

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412180003>

===== TAX DESCRIPTION\* =====  
\* Not to be used on legal documents

CO BLUFFS LEWIS 12-74-44 PT SE NW COMM 7.4'W & 70.39'NLY CENTER OF SECTION TH W555.92'N139.72'  
W150' N310'E592.15' SLY465.22'ALONG ROW TO POB

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

\* Class is for Assessment purposes only - Not Zoning

Current Value				
2021	Land	Improvement	Total	Class
Full Value	\$632,700	\$2,951,700	\$3,584,400	I
Exempt	\$0	\$0	\$0	I
Net Total	\$632,700	\$2,951,700	\$3,584,400	I

Prior Year Value				
2020	Land	Improvement	Total	Class
Full Value	\$632,700	\$2,951,700	\$3,584,400	I
Exempt	\$0	\$0	\$0	I
Net Total	\$632,700	\$2,951,700	\$3,584,400	I

===== EXEMPTIONS/CREDITS APPLIED =====

2020 BPTC

===== OWNERS =====

\* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POLLARD REALTY (U S) LTD book/page: [2008/17794](#) D

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

Sale Date	Amount	Code	Book/Page
12/31/2008	3300000	<a href="#">D017</a>	<a href="#">2008/17794</a>
02/18/2008	3300000	<a href="#">D000</a>	<a href="#">2008/03236</a>
12/22/1989	10	<a href="#">D000</a>	0090/13787
12/20/1989	720000	<a href="#">D049</a>	0090/13789
11/30/1989	500	<a href="#">C049</a>	0090/11897

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

PDF: 8 MAP: 21-8 C.B COMMERCIAL

Date Reviewed: 10/23/19 GMS

LAND.....275734 sqFt 6.33 acres

Commercial Building 1 of 2 -- Manufacturing (Heavy) (727)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 13284 base SF 0 bsmt SF 125179 gross SF  
Year Built: 1963 Eff Year: 1963 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Unfinished

Front/Doors: Incl. w / Base

Windows: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished

Struc Floor: Dock Level R'Conc

Partitions: Incl. w / Base

Framing: Steel - Average

HVAC: Make-up Air Unit(Heat&AC,MultiZone)

Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (13284)

Floor - dock level adjustment (13284)

Office-internal with Heat & A/C (5998)

Partition - Drywall/Stud - (PSFSA) (620)

Interior - finish (780)

Office-internal with Heat & A/C (1176)

Loading Dock (156)

Canopy - Metal (464)

BLDG EXTRAS..4 Door: O.H. Door - Manual, 10 Ft Wide, 10 Ft High

1 Dock Leveler Edge: Mechanical

1 Door: Sliding, 6 Ft Wide, 7 Ft High

Commercial Building 1 of 2 Addition 1 -- Manufacturing (Heavy) (727)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 9512 base SF 0 bsmt SF  
Year Built: 1966 Eff Year: 1966 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Unfinished

Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished

Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Average  
 HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
       Suspended Unit Heater (Gas)  
 Sprinklers: Exposed Wet  
 PLUMBING.....Toilet Room (2)  
               36" Circ. Wash -Fiberglass (2)  
               Water Closet (6)  
               Urinal - Wall (2)  
 ADJUSTMENTS..Sprinkler - exposed wet (9512)  
               Floor - dock level adjustment (9512)  
               Office-internal with Heat & A/C (221)  
               Partition - Drywall/Stud - (PSFSA) (2272)  
               A/C - Add (8072)  
               Office-internal with Heat & A/C (588)  
 BLDG EXTRAS..1 Door: Steel Roll - Manual, 8 Ft Wide, 8 Ft High  
               1 Door: Steel Roll - Manual, 6 Ft Wide, 8 Ft High  
  
 Commercial Building 1 of 2 Addition 2 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC  
 STRUCTURE.....1 story 3690 base SF 0 bsmt SF  
               Year Built: 1966 Eff Year: 1966 Condition: Normal  
 VERTICALS....Ext Wall: Brick on Block - 8"  
               Int Wall: Unfinished  
               Front/Doors: Incl. w / Base  
 HORIZONTALS..Roof: Rubber Membrane/Stl  
               Ceiling: Unfinished  
               Struc Floor: Dock Level R'Conc  
               Partitions: Incl. w / Base  
               Framing: Steel - Average  
               HVAC: Vacuum Gas (Radiant)  
                   Central AC  
               Sprinklers: Exposed Wet  
 ADJUSTMENTS..Sprinkler - exposed wet (3690)  
               Floor - dock level adjustment (3690)  
               Office - internal w/heat only (144)  
               Mezzanine - open storage/Whse/wd (144)  
               Interior - finish (100)  
 BLDG EXTRAS..1 Door: O.H. Door - Manual, 6 Ft Wide, 8 Ft High  
  
 Commercial Building 1 of 2 Addition 3 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC  
 STRUCTURE.....1 story 31200 base SF 0 bsmt SF  
               Year Built: 1970 Eff Year: 1970 Condition: Normal  
 VERTICALS....Ext Wall: C'Blk or Tile - 8"  
                   Mtl/ Stl/ Insul (=>100' Wide)  
               Int Wall: Unfinished  
               Front/Doors: Incl. w / Base  
 HORIZONTALS..Roof: Rubber Membrane/Stl  
               Ceiling: Unfinished  
               Struc Floor: Dock Level R'Conc  
               Partitions: Incl. w / Base  
               Framing: Steel - Heavy  
               HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
               Sprinklers: Exposed Wet  
 ADJUSTMENTS..Sprinkler - exposed wet (32296)  
               Floor - dock level adjustment (31200)  
               Office-internal with Heat & A/C (840)  
               Mezzanine - open storage/Whse/wd (840)  
               Mezzanine - whse-office (256)  
  
 Commercial Building 1 of 2 Addition 4 -- Manufacturing (Heavy) (727)  
 DBA: AMERICAN GAMES INC  
 STRUCTURE.....1 story 31460 base SF 0 bsmt SF  
               Year Built: 1974 Eff Year: 1974 Condition: Normal  
 VERTICALS....Ext Wall: C'Blk or Tile - 8"  
                   Mtl/ Stl/ Insul (=>100' Wide)  
               Int Wall: Unfinished  
               Front/Doors: Incl. w / Base  
 HORIZONTALS..Roof: Rubber Membrane/Stl  
               Ceiling: Unfinished  
               Struc Floor: Dock Level R'Conc  
               Partitions: Incl. w / Base  
               Framing: Steel - Heavy  
               HVAC: Make-up Air Unit(Heat&AC,MultiZone)  
                   Suspended Unit Heater (Gas)  
               Sprinklers: Exposed Wet  
 PLUMBING.....Toilet Room (2)  
               Sink-Kitchen (1)  
               Water Closet (3)  
               Urinal - Wall (2)  
 ADJUSTMENTS..Sprinkler - exposed wet (32560)  
               Floor - dock level adjustment (31460)  
               Interior - finish (880)  
               Mezzanine - whse-office w/ AC (220)  
               Mezzanine - open storage/Whse/wd (660)  
               Partition - Drywall/Stud - (PSFSA) (2080)  
               A/C - Add (28792)

BLDG EXTRAS..2 Door: O.H. Door w/Seal - Manual, 10 Ft Wide, 10 Ft High  
 2 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs  
 1 Door: O.H. Door - Power, 10 Ft Wide, 10 Ft High  
 2 Door: Steel Roll - Manual, 8 Ft Wide, 8 Ft High  
 2 Door: Plastic Roll-Ind, 8 Ft Wide, 8 Ft High

Commercial Building 1 of 2 Addition 5 -- Office - General (501)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 4833 base SF 0 bsmt SF  
 Year Built: 1989 Eff Year: 1989 Condition: Normal

VERTICALS....Ext Wall: Brick Veneer  
 Int Wall: Drywall or Equiv.  
 Front/Doors: Incl. w / Base  
 Windows: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl  
 Ceiling: Suspended Blk-Mineral  
 Suspended Blk-Fiber

Struc Floor: 4" R'Concrete  
 Floor Cover: Carpet

Quarry Tile  
 Partitions: Office Buildings  
 Framing: Steel - Average  
 HVAC: Combination FHA - AC  
 Sprinklers: Exposed Wet

PLUMBING.....Toilet Room (2)

Lavatory (1)  
 Water Closet (1)  
 Urinal - Wall (1)

ADJUSTMENTS..Sprinkler - exposed wet (4833)

BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 72 SF, Porch

Commercial Building 1 of 2 Addition 6 -- Metal Light Mfg - Steel (608)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 28080 base SF 0 bsmt SF  
 Year Built: 1998 Eff Year: 1998 Condition: Normal

VERTICALS....Ext Wall: Mtl/ Stl/ Insul (=>100' Wide)  
 Mtl/ Stl/ Insul (=>100' Wide)

Int Wall: Unfinished  
 Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Partitions: Incl. w / Base  
 Framing: Steel - Heavy  
 HVAC: Vacuum Gas (Radiant)  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (28658)

Office - internal w/heat only (340)  
 Mezzanine - open storage/Whse/wd (240)  
 Interior - finish (238)

BLDG EXTRAS..1 Door: O.H. Door w/Seal - Power, 8 Ft Wide, 9 Ft High  
 1 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs

Commercial Building 1 of 2 Addition 7 -- Metal Warehouse - Steel Frame (601)

DBA: AMERICAN GAMES INC

STRUCTURE....1 story 3120 base SF 0 bsmt SF  
 Year Built: 1998 Eff Year: 1998 Condition: Normal

VERTICALS....Ext Wall: Metal/ Stl/ Insul (<50' Wide)  
 Int Wall: Unfinished

Front/Doors: Incl. w / Base

HORIZONTALS..Roof: Rubber Membrane/Stl

Ceiling: Unfinished  
 Struc Floor: Dock Level R'Conc  
 Framing: Steel - Average  
 HVAC: Vacuum Gas (Radiant)  
 Sprinklers: Exposed Wet

ADJUSTMENTS..Sprinkler - exposed wet (3120)

BLDG EXTRAS..1 Door: O.H. Door w/Seal - Power, 8 Ft Wide, 9 Ft High  
 1 Dock Leveler: 6' x 8' Dock Size, Electric, 20,000 Lbs

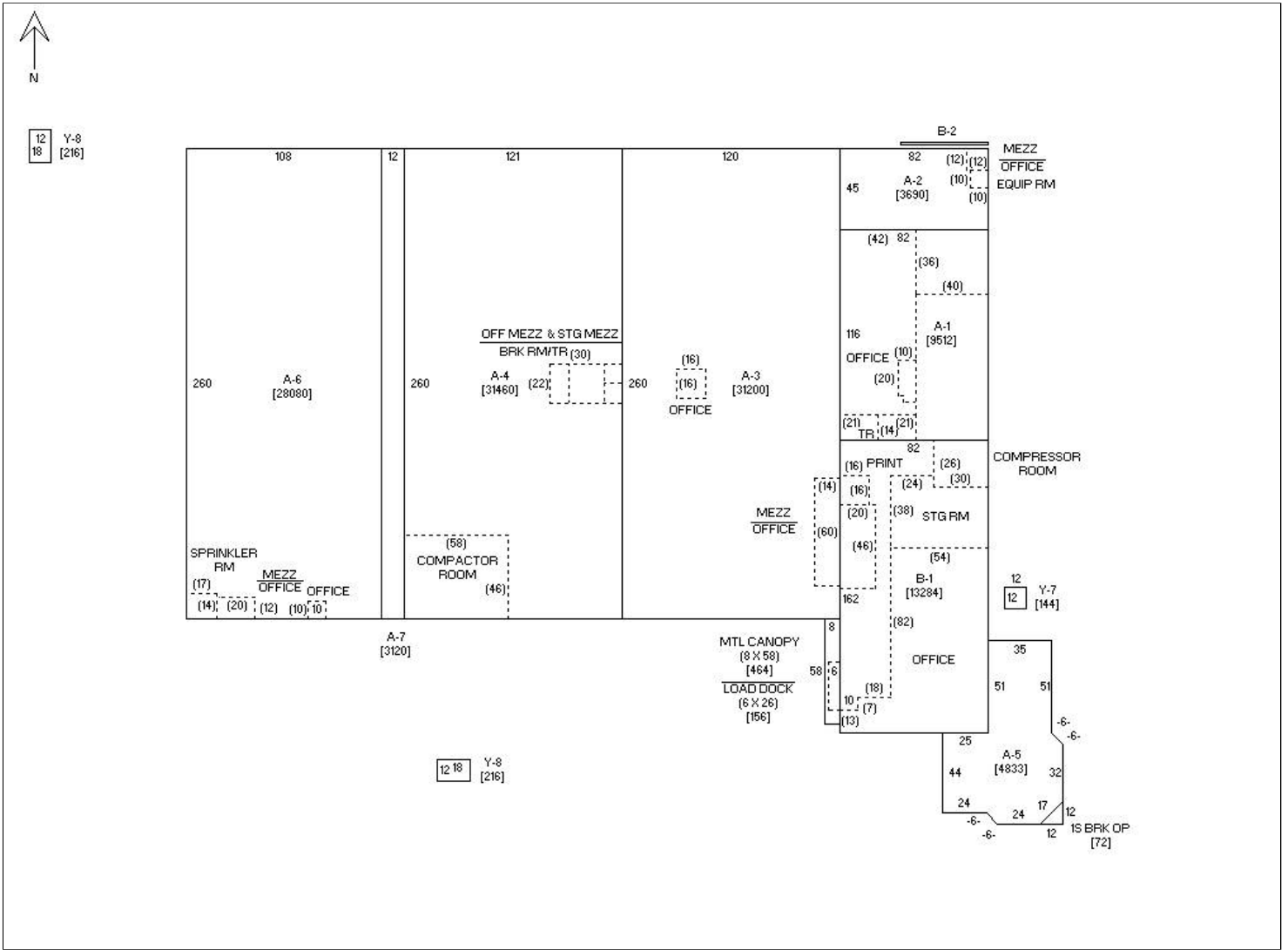
Commercial Building 2 of 2 -- Billboard (819) 576 SFSA/Face

DBA: AMERICAN GAMES INC

STRUCTURE....0 story 0 base SF 0 bsmt SF 0 gross SF  
 Year Built: 1966 Eff Year: 1966 Condition: Normal

YARD EXTRAS..Paving - Asphalt 41,500 SF, Asphalt Parking  
 Paving - Concrete 13,000 SF, Concrete Parking  
 Paving - Asphalt 12,900 SF, Asphalt Parking  
 Paving - Concrete 3,600 SF, Concrete Parking  
 Paving - Concrete 12,600 SF, Concrete Parking

Fencing - Chain 3 Strand Barb, 6 Ft-Hgh, 108 LF, 22 LF-Gates  
 Porches,Decks,Patios,etc. 144 SF, Patio - Conc / Brick  
 2 1S MTL/LGT STL SMOKE HOUSE Quantity=216.00 Square Feet, Height=8



POLLARD REALTY (U S) LTD



POLLARD REALTY (U S) LTD, 6 03/10/2016



POLLARD REALTY (U S) LTD, 1 10/23/2019

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7444 12 181 003

--- Permanent Property Address ---	----- Mailing Address -----
POLLARD REALTY (U S) LTD	POLLARD REALTY (U S) LTD
504 34TH AVE	504 34TH AVE
COUNCIL BLUFFS, IA 51501	COUNCIL BLUFFS, IA 51501

District: 002 CO BLUFFS CITY/LC SCHOOL

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

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoa/tax/search/detail/744412181003>

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

\* Not to be used on legal documents

POLLARD GAMES ADD LT 3

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

\* Class is for Assessment purposes only - Not Zoning

===== EXEMPTIONS/CREDITS APPLIED =====

===== OWNERS =====

\* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POLLARD REALTY (U S) LTD book/page: [2021/13933](#) D

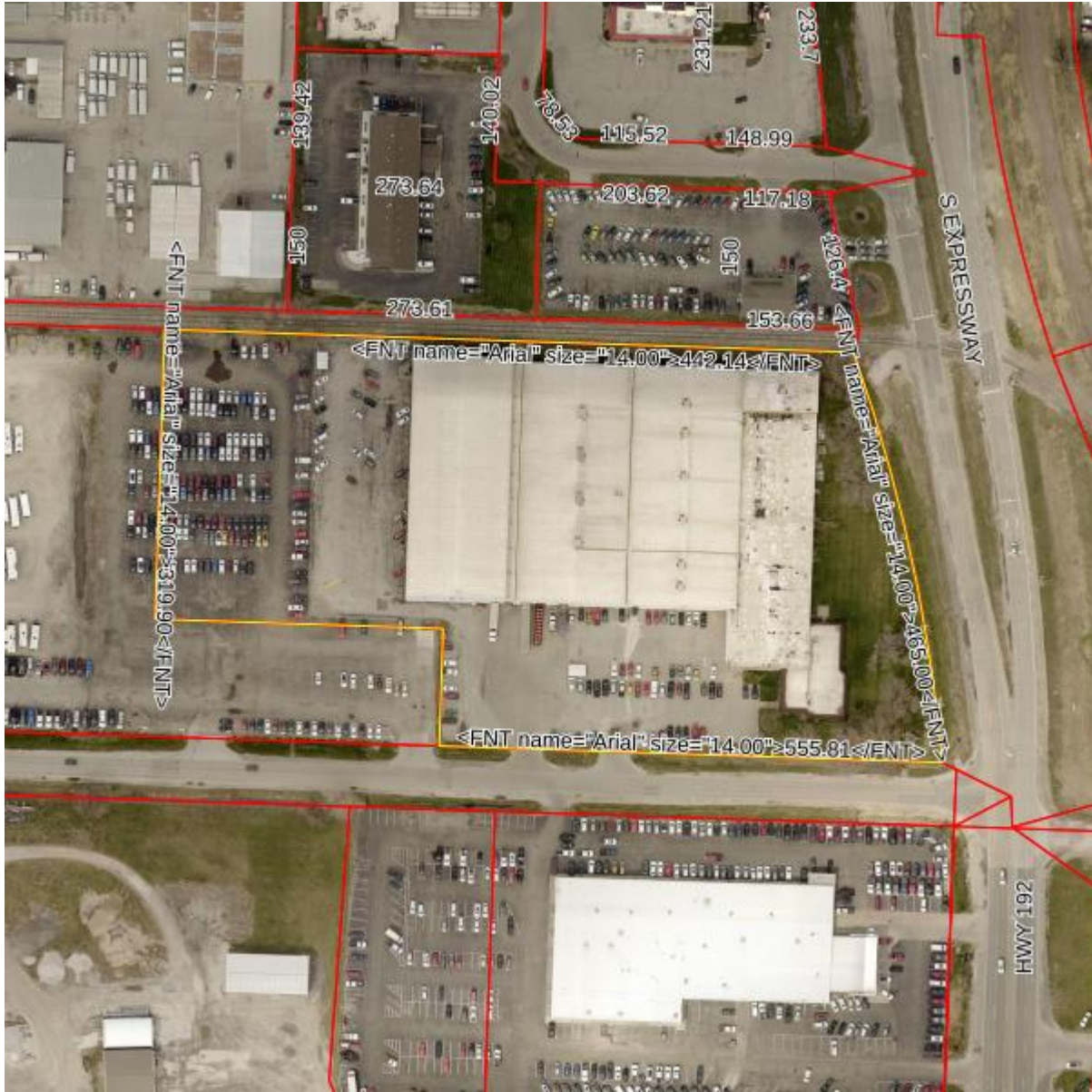
2 D 3400 SOUTH EXPRESSWAY LLC

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

Sale Date	Amount	Code	Book/Page
10/20/2020	0	<a href="#">D26</a>	<a href="#">2021/13933</a> <a href="#">multiple parcel sale</a>

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

[Zoom Out](#) [Zoom In](#)



1200ft x 1200ft

Click any parcel to go to its web page  
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

**ORDINANCE NO. 6476**

**AN ORDINANCE ESTABLISHING THE AMERICAN GAMES URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.**

**WHEREAS,** the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the “American Games Urban Revitalization Area;” and

**WHEREAS,** the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lot 3, Pollard Games Addition, City of Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing tax abatement for qualified projects; and

**WHEREAS,** this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Sections 404.1(4) of the Iowa Code; and

**WHEREAS,** on September 27, 2021, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the American Games Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 8, 2021; and

**WHEREAS,** the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

**WHEREAS,** at its October 12, 2021 meeting, the City Planning Commission reviewed the plan for the American Games Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

**SECTION 1.** That the urban revitalization plan for the American Games Urban Revitalization Area, known as the "American Games Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

**SECTION 2.** That the proposed American Games Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

**SECTION 3.** EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED  
AND  
APPROVED

November 8, 2021

\_\_\_\_\_  
Matthew J. Walsh

Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

City Clerk

PUBLIC HEARING: 11/8/2021

FIRST CONSIDERATION: 11/8/2021

SECOND CONSIDERATION: 11/22/2021

THIRD CONSIDERATION: REQUEST TO WAIVE

## Council Communication

Department: Parks and Recreation  
Case/Project No.: Cochran Park  
Playground Upgrade, R22-05  
Submitted by: Vincent M  
Martorello

Resolution 21-313  
ITEM 6.A.

Council Action: 11/8/2021

### Description

Resolution rejecting the bid for Cochran Park Playground Upgrade, Project 22-5

### Background/Discussion

On October 13, a bid was received through the City bidding software, IonWave, from Dostals Construction Co Inc. The substantial completion date in the bid was May 18, 2021 and the contractor indicated in the project schedule the start date for construction to be June 1, 2021 with a completion date of August 31, 2021. Given the significant difference in the project schedule, this bid has been determined to be non-responsive. The project team will assess the project schedule and modify accordingly.

The City Council previously held a public hearing on September 13, 2021 and approved the advertisement of this project recognizing Cochran Park Playground is over twenty year old and the community would benefit from this public improvement. This project has be made possible through the partnership and donation from PowerTech, which is a local company specializing in residential and commercial electrical service, generator sales, service and installation, and facility maintenance.

### Recommendation

Approve resolution rejecting the bid for the Cochran Park Playground Upgrade, Project R22-05

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/29/2021
Resolution 21-313	Resolution	11/3/2021

## COUNCIL COMMUNICATION

Department: Parks and Recreation Ordinance No. \_\_\_\_\_ First Reading September 13, 2021  
Case/Project No.: R22-05 Resolution No. \_\_\_\_\_  
Applicant: Vincent Martorello, Director

### SUBJECT/TITLE

Resolution rejecting all bids for the Cochran Park Playground Upgrade, Project R22-05

### BACKGROUND/DISCUSSION

- On October 13, a bid was received through the City bidding software, IonWave, from Dostals Construction Co Inc. The substantial completion date in the bid was May 18, 2021 and the contractor indicated in the project schedule the start date to be June 1, 2021.
- This bid has been determined to be non-responsive.
- The project is funded in partnership with POWERTECH, which is a local company specializing in residential and commercial electrical service, generator sales, service and installation, and facility maintenance. The company makes donations to improve the quality of life within the City and this year they have approach the Parks and Recreation Department interested in making a donation that would benefit the youth of the City. After several discussion, the decision to replace a playground became of strong interest.
- POWERTECH has agreed to donate \$200,000 towards the replacement of the playground. This project is part of the FY 22 CIP request and is identified as project PR22-05. The CIP request is for a total project cost of \$400,000 with \$200,000 in General Obligation bonds as match to the donation from POWERTECH. A funding agreement has been drafted that states the donation will be paid in five (5) equal payments of \$40,000 paid to the city each year starting December 1, 2020.
- The completion date in the bid was significantly different than the date indicated by the bidder. The project team will assess the project schedule and modify accordingly.

### RECOMMENDATION

Approval of this resolution to reject Dostals Construction Co Inc., and to authorize the project to be re-advertised for

---

Vincent Martorello, Director

**RESOLUTION**  
**NO 21-313**

**RESOLUTION REJECTING BID**  
**FOR THE COCHRAN PARK PLAYGROUND UPGRADE, PROJECT R22-05**

- WHEREAS, the plans, specifications, and form of contract for the Cochran Park Playground Upgrade, Project R22-05 are on file in the office of the City Clerk; and
- WHEREAS, a bid was received through IonWave on October 13, 2021; and
- WHEREAS, it is appropriate to reject the bid and re-advertise for bids.

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

That the bid received for the Cochran Park Playground Upgrade, Project R-2205 is rejected and the project is hereby authorized for re-advertisement.

ADOPTED  
AND  
APPROVED

November 8, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Parks and Recreation  
Case/Project No.: Cochran Park  
Playground Upgrade - Project R22-05  
Submitted by: Vincent M Martorello

Resolution 21-314  
ITEM 6.B.

Council Action: 11/8/2021

### Description

Resolution authorizing staff to rebid the Cochran Park Playground Upgrade, Project R22-05.

### Background/Discussion

On November 8, 2021 the Council rejected the bid for the Cochran Park Playground Upgrade, Project R22-05 due to the bid being non-responsive. The bid was considered non-responsive because in the bid the contractor indicated in the project schedule with a start date to occur after the substantial completion date indicated within the bid. The City's substantial completion date was May 18, 2021 and the contractor indicated June 1, 2021 at the project start date.

The Council recognizes this project as a public improvement in the best interest of the community and appreciates the partnership and donation from PowerTech, which a local company is specializing in residential and commercial electrical service, generator sales, service and installation, and facility maintenance. PowerTech has agreed to donate \$200,000 towards the replacement of the playground.

The new playground will have a structure for children ages 2 – 5 and a play structure for children ages 5 – 12, as well as a swing set and shelter. These structures will replace the existing play structure, which is 24 year old.

### Recommendation

Approve resolution to reject the bid and authorize staff to re-advertise the bid for Cochran Park Playground Upgrade, R22-05.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-314	Resolution	11/3/2021

**RESOLUTION**  
**NO 21-314**

**RESOLUTION AUTHORIZING STAFF TO REBID THE  
COCHRAN PARK PLAYGROUND UPGRADE, R22-05**

- WHEREAS, the City Council approved the Cochran Park Playground Upgrade in the FY 22 Capital Improvement program, and
- WHEREAS, the project is approved for an amount of \$400,000, and
- WHEREAS, the council held a public hearing for the project on September 13, 2021 and a bid was received on October 13, 2021 for the project, and
- WHEREAS, because the bid received was considered non responsive, the council has rejected this bid and it is appropriate to rebid the project, and
- WHEREAS, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.

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

That staff is authorized to rebid the COCHRAN PARK PLAYGROUND UPGRADE, PROJECT R22-05

ADOPTED  
AND  
APPROVED

November 8, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Permits and  
Inspections Division  
Case/Project No.:  
Submitted by: Criss Harris -  
Building Division

Resolution 21-315  
ITEM 6.C.

Council Action: 11/8/2021

### Description

Resolution authorizing the city clerk to certify assessments against properties to the Pottawattamie county treasurer for unreimbursed costs incurred by the city for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

### Background/Discussion

Weed and solid waste abatements that remain unpaid for the third quarter; July 1, 2021 thru September 30, 2021.

### Recommendation

Approval.

### ATTACHMENTS:

Description	Type	Upload Date
2021 3rd quarter lien list	Other	11/3/2021
Resolution 21-315	Resolution	11/3/2021

## 2021 THIRD QUARTER WEED & SOLID WASTE LIEN LIST

Parcel	Property Owner	Legal Description	Address	Total Amount
744416253002	Allen, Gerald Scott-Amanda Lynn	Moores Sub Sw Ne 16 74 44 Lt 2 Blk 6	3619 William Ln	\$ 405.00
754435190007	L B T Iowa 9591	Pierces Sub Lt 11 Blk 11	99999 Unknown	\$ 295.00
754436460002	Development Services Llc	Chapmans Add Lt 2	193 15th Ave	\$ 295.00
754428430014	Hauptman, Richard E	Home Place Add N 1/2 Lts 1 & 2 Blk 5	622 N 34th St	\$ 320.00
754435156009	Meehan, Brian	Squires Add S1/2 Lt 13 Blk 5 S1/2 E3' Lt 14 Blk 5	2205 1/2 5th Ave	\$ 452.00
754425314009	Kriley, Brenda Lee	Halls Add S1/2 Lt 6 Blk 11	312 N 9th St	\$ 460.00
754436162004	Meehan, Brian F	Curtis And Ramsey Add Lt 4 Blk N	815 7th Ave	\$ 295.00
754435156028	annan, Dorie Ann	Squires Addition Lot 32 Block 5	2126 6th Ave	\$ 295.00
754426283007	Hanisch, James M	Potter - Cobbs First Add Lot 0012block 0008	1316 Avenue I	\$ 295.00
754435267002	Kinser, Jake	Everetts Add Lt 6 Exc Union Ave Row Blk 33	708 S 16th St	\$ 601.00
754425455003	Patel, Ritesh K	Allisons Add Lt 7 Blk 2 Also Strip E Of Blk 2 Comm Sw Cor Lt 7 Th Se 27' Nely 163.5' To Se Cor Lt 7	325 Scott St	\$ 431.00
88754434110009	Palmer, Marvin G-Dorothy M	Bryant And Clark Add Lt 9 Blk 21 & 1/2 Vac Alley	3140 4th Ave	\$ 414.00
754425402003	Greer, Andrew J	Mill Add Lt 5 Blk 15	339 Sherman Ave	\$ 264.00
754424451005	Regular Baptist Church	Galesburg Add Lts 7-8-9 Blk 13 And 7 1/2 Strip Adj	1100 Harrison St	\$ 267.00
744305429001	Greenview Development Llc	Tara Hills O/L 1	2701 Tara Hills St	\$ 379.00
744416254047	Belt, James-Delores	Moores Sub Lt 14 Blk 4 Sw Ne 16 74 44	3500 Stuart Blvd	\$ 400.00
754426266003	Madsen, Christopher A	Potter & Cobbs Second Add Lt 5 & E15' Lt 4 Blk B	1413 Avenue K	\$ 373.00
754425314009	Kriley, Brenda Lee	Halls Add S1/2 Lt 6 Blk 11	312 N 9th St	\$ 295.00
744401231013	Crofton, John	Karges Add S75' & S5' W28.6' Nly65.8' Lt 29	211 Marian Ave	\$ 420.00
754435190007	L B T Iowa 9591	Pierces Sub Lt 11 Blk 11	99999 Unknown	\$ 440.00
754426406006	Dillon Real Estate Co Inc	Mullins Sub Lts 4 Thru 6 Blk 6	99999 Unknown	\$ 451.00
744416253002	Allen, Gerald Scott-Amanda Lynn	Moores Sub Sw Ne 16 74 44 Lt 2 Blk 6	3619 William Ln	\$ 370.00
754435255007	Green, Maxwell W Jr	Everetts Add Lt 4 Blk 23	1702 6th Ave	\$ 250.00
754425160004	Jensen, Stephen	Crawfords Add Lt 3 Blk 14	711 N 8th St	\$ 335.00
754425330003	Meehan, Brian F	Mynster Add E98' Lt 5 Blk 11	312 Curtis St	\$ 295.00
754426128001	Severn, Jeremy	Westside First Lt 71	1221 N 21st St	\$ 256.00
754436382008	Z K G Rentals Llc	Riddles Sub Lt 1 Blk 59	1402 S 7th St	\$ 500.00
754428177001	Weihls, Anthony L	Mid City Add Lots 31-32 Blk 2	773 Benson St	\$ 703.00
754425359014	Belak, Peter P	Grimes Addition N1/2 Lt 10 Blk 6	99999 Unknown	\$ 340.00
754436162004	Meehan, Brian F	Curtis And Ramsey Add Lt 4 Blk N	815 7th Ave	\$ 295.00

754434131007	Meehan, Brian Frances	Bryant And Clark Add Lt 9 Blk 14	2936 3rd Ave	\$ 717.00
754427453018	Dutson, Judy L	Sacketts Addition Lot 0019block 0006	2748 Avenue A	\$ 215.00
744401230031	The Wave Investment Team Inc	Karges Add Nwly23' Lt 6 And Sely12' Lt 7	140 Marian Ave	\$ 273.00
754434257011	Pierce, Kenneth C	Twin City Place Lt 1 Blk 8	2701 7th Ave	\$ 614.00
744416252043	Barner, Charles	Moore Sub Sw Ne 16 74 44 Lt 18 Blk 8	99999 Unknown	\$ 350.00
754428430014	Hauptman, Richard E	Home Place Add N 1/2 Lts 1 & 2 Blk 5	622 N 34th St	\$ 612.00
754436460002	Development Services Llc	Chapmans Add Lt 2	193 15th Ave	\$ 295.00
754330366004	J K S Property Management Llc	Eubanks 2nd Add E50' Lt 4 Blk 7	519 Beach St	\$ 328.00
754330305012	Federal National Mortgage Assn	Voorhis Add Lt 16 Blk 2	510 Voorhis St	\$ 295.00
754435176008	Giovannoni, Donna L	Van Brunt & Rices Add Lot 0001block 0003	2001 4th Ave	\$ 285.00
754436251005	S E Land-Realty Llc	As O/L 2 & 3 Jacksons Add Lt 6	219 Bluff St	\$ 244.00
754426283007	Hanisch, James M	Potter - Cobbs First Add Lot 0012block 0008	1316 Avenue I	\$ 386.00
754436251006	S E Land-Realty Llc	As O/L 2 & 3 Jacksons Add Lt 10	227 Bluff St	\$ 224.00
754435266004	I M O D Llc	Everetts Add Exc N20' W60' Lt 12 Blk 33	713 S 17th St	\$ 583.00
744413437009	11t Ia Llc	Lakoma Annex Lts 230, 231 & 232	106 Osage St	\$ 328.00
744305429001	Greenview Development Llc	Tara Hills O/L 1	2701 Tara Hills St	\$ 379.00
754425314009	Kriley, Brenda Lee	Halls Add S1/2 Lt 6 Blk 11	312 N 9th St	\$ 295.00
754425356002	Big Cat Inc	Grimes Add N26' W94' Exc 3.5' Lt 7 Blk 3	99999 Unknown	\$ 295.00
754425356003	Athay, William T Iii	Grimes Addition S32 Ft W94 Ft Lt 7 Blk 3	99999 Unknown	\$ 295.00
754434203003	Verizon Wireless Llc	Twin City Place Lts 8 & 9 Blk 2 & 1/2 Vac Alley Adj	2731 1st Ave	\$ 351.00
744402482004	Watts, Randy D-Sarah M	Railroad Addition Lts 25 & 26 Blk 87 & 1/2 Vac Alley Adj	2800 S 13th St	\$ 366.00
754434105005	U S A Builders Llc	Bryant And Clark Add Lt 1 Blk 18 N1/2 Vac E/W Alley	3301 2nd Ave	\$ 362.00

**RESOLUTION NO. 21-315**

**A RESOLUTION AUTHORIZING THE CITY CLERK TO CERTIFY ASSESSMENTS AGAINST PROPERTIES TO THE POTTAWATTAMIE COUNTY TREASURER FOR UNREIMBURSED COSTS INCURRED BY THE CITY FOR THE ABATEMENT OF WEEDS AND THE REMOVAL OF SOLID WASTE NUISANCES UPON PROPERTIES AND DIRECTING THEM TO BE COLLECTED IN THE SAME MANNER AS A PROPERTY TAX.**

**WHEREAS,** Council Bluffs' City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height; and

**WHEREAS,** Council Bluffs' City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any solid waste nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days; and

**WHEREAS,** all property owners in Council Bluffs were notified of the above requirements by ordinance and failed to abate or remove the nuisances in the allotted time; and

**WHEREAS,** the City, through its contractors, has attempted to cut or destroy all weeds exceeding 18 inches and/or has removed all solid waste materials in violation; and

**WHEREAS,** more than ten days have elapsed since the City has billed each property owner by mail for the cost of abatement of weeds or solid waste materials from their properties; and

**WHEREAS,** the cost of abatement or removal on these properties has been incurred by the City and remains unpaid; and

**WHEREAS,** the City Council may have these unpaid costs assessed against the properties pursuant to CBMC 4.19.030 and 10.02.070 as authorized by Iowa Code §364.

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

That the unreimbursed costs incurred by the City for the abatement of weeds and solid waste materials found upon the properties be assessed against said properties; and

**BE IT FURTHER RESOLVED**

That the City Clerk is hereby authorized, empowered and directed to certify assessments against said properties to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED  
AND  
APPROVED

November 8, 2021.

\_\_\_\_\_  
MATTHEW J. WALSH

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

JODI QUAKENBUSH

\_\_\_\_\_  
City Clerk

## Council Communication

Department: Public Works Admin  
 Case/Project No.: PW21-14B  
 Submitted by: Matthew Cox, Public  
 Works Director

Resolution 21-316  
 ITEM 6.D.

Council Action: 11/8/2021

**Description**

Resolution accepting the bid of Midwest Mechanical Industrial in the amount of \$361,900.00 for the Southwest Pumping Station Control Replacement and Generator Set Infrastructure project. Project # PW21-14B

**Background/Discussion**

On July 1, 2021, bids were received through the City bidding software, IonWave, from Judds Bros Construction Co. and Midwest Mechanical Industrial. Both contractors submitted bid bonds with insufficient bid bond amounts, therefore the bids were considered non-responsive. Both bids were rejected and the project was re-advertised for bids.

On August 5, 2021, bids were received through the City bidding software, IonWave, and were significantly higher than the Engineer’s Opinion and the CIP budgeted amount. The scope of the project was reduced in size to fit the CIP budget and it was re-advertised for bids. The 6th Avenue sanitary pump station was eliminated from the project.

On October 21, 2021, bids were received through the City bidding software, Ion Wave, as follows:

	Division I <u>General</u>	Division IV <u>Sanitary Sewer</u>	Division VIII <u>Misc.</u>	<u>Total</u>
Midwest Mechanical Industrial, Logan, IA	\$38,000.00	\$245,000.00	\$78,900.00	\$361,900.00
Engineer’s Estimate (JEO Consulting Group)	\$67,000.00	\$170,129.87	\$78,855.90	\$315,985.77

The Southwest sanitary sewer pump station is one of the largest stations within the City’s sanitary sewer collection system and is critical to providing sewer service for the community.

The station is equipped with outdated equipment installed back in the early 1990’s and requires a new generation of replacement equipment to function correctly with a new Supervisory-Control and Data-Acquisition (SCADA) platform.

The project will improve reliability and allow the station to operate more efficiently.

A pump station rehab project was included in the FY21 CIP with a budget of \$500,000 in sales tax funds. Any additional funding necessary to complete the project will be paid from the Sanitary Sewer Operations budget.

Construction is scheduled to be complete by August 2022.

**Recommendation**

Approval of this resolution. This project will remove and replace aged controls and systems for more efficient and reliable pump station operations.

**ATTACHMENTS:**

Description	Type	Upload Date
Resolution 21-316	Resolution	11/3/2021

**RESOLUTION**  
**NO 21-316**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
MIDWEST MECHANICAL INDUSTRIAL FOR THE  
SOUTHWEST PUMPING STATION CONTROL  
REPLACEMENT AND GENERATOR SET INFRASTRUCTURE  
PROJECT #PW21-14B**

WHEREAS, the plans, specifications, and form of contract for the Southwest Pumping Station Control Replacement and Generator Set Infrastructure project are on file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on May 24, 2021, and the plans, specifications and form of contract were approved; and

WHEREAS, Midwest Mechanical Industrial has submitted a low bid in the amount of \$361,900.00 for this contract.

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

That the bid of Midwest Mechanical Industrial in the amount of \$361,900.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Southwest Pumping Station Control Replacement and Generator Set Infrastructure project; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Midwest Mechanical Industrial for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED  
AND  
APPROVED

November 8, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin

Case/Project No.:

Submitted by: Jeremy Noel,  
Operations Manager

Resolution 21-317  
ITEM 6.E.

Council Action: 11/8/2021

### Description

Resolution abolishing one Street and Sewer Supervisor II position and creating one new Street and Sewer Supervisor position within the Public Works Department.

### Background/Discussion

The Street and Sewer Supervisor II responsible for overseeing the Sewer Division recently retired, and after reviewing the job, an adjustment to the position is proposed prior to filling the vacancy.

In the spring of 2021, the leadership positions within the Street Division were updated to create two Street Supervisors to oversee the concrete and asphalt crews. Creating a new Sewer Supervisor position will create uniform levels of supervision within the department and appropriately allocates staff to accomplish the work more effectively.

The new position will be Non-Union Grade 22. The abolished position was a Non-Union Grade 24.

The job description for the Street and Sewer Supervisor position is attached.

The position is funded from the Sewer Fund and with the elimination of the other position, the difference in cost is a savings of approximately \$7,000 annually.

### Recommendation

Approval of this resolution. The proposed position change will align supervisor roles across the Operations Divisions within Public Works.

### ATTACHMENTS:

Description	Type	Upload Date
Job Description - Street & Sewer Supervisor	Job Description	10/27/2021
Resolution 21-317	Resolution	11/3/2021



# City of Council Bluffs

## Job Description

### Street & Sewer Supervisor

**Department:** Public Works  
**Supervisor:** Manager of Streets & Sewers  
**Location:** Public Works Operations  
**FLSA Status:** Non-Exempt  
**Prepared By:** Mallory Davis, Recruiter  
**Prepared Date:** April 2021  
**Union:** Non-Union  
**Pay Grade:** 22

**Summary:** Under the direction of the Manager of Streets & Sewers, supervises the daily activities of personnel within the Streets & Sewer Divisions of Public Works Operations.

#### **Essential Duties and Responsibilities:**

- Plans, directs, and organizes the daily activities of the Streets & Sewer Divisions of Public Works Operations:
  - Plans and schedules the repair and maintenance of City streets, alley, bridges, sewers, street cleaning, or related areas
  - Inspects public areas and provides input on what projects need to be scheduled
  - Reviews daily progress reports from designated crew leaders to ensure projects are being completed on a timely basis and investigates any delays
  - Sets job priorities and time frames for completion with assigned personnel
  - Determines when additional staff and resources are necessary to complete duties in a timely manner and coordinates needs with others
  - Keeps immediate supervisor and designated others fully and accurately informed concerning work progress including present and potential work problems and suggestions for new or improved ways of addressing such problems
  - Provides input and implements maintenance programs, policies, and procedures to meet goals of the division
  - Coordinates division manpower and equipment to provide a comprehensive program for snow and ice removal
- Maintains appropriate records:
  - Assures division compliance with City reporting procedures
  - Maintains records of work rule infraction, employee counseling, and other personnel actions

- Maintains complete records of the maintenance activities of the division including computer data input of maintenance programs for the City's Pavement Management Program
- Maintains records of complaints received concerning operation of the division
- Prepares reports and/or presentations using computer programs such as Microsoft Office Word and PowerPoint and the EAM Asset Management System
- Assists in administering the activities of the Operations Division:
  - Provides recommendations, both orally and in writing, in assigned area of authority and expertise
  - Serve as an active member of departmental and City-wide management staff teams created to deal with specific problem issues
  - Communicates and coordinates regularly with appropriate others to maximize the effectiveness and efficiency of interdepartmental operations and activities
  - Coordinates division activities with other divisions and departments of the City
  - Attends meetings, conferences, workshops, and training sessions and reviews publications and audio-visual materials to become and remain current on the principles, practices, and new developments in assigned work areas
- Deals with the public and other agencies:
  - Handles public complaints and inquiries on an individual basis
  - Serves as liaison to internal and external customers and responds to requests and inquiries concerning programs, policies, procedures, and timelines for construction, maintenance, and repair projects
  - Coordinates activities of the division with other agencies
- Makes budget recommendations and monitors applicable budget
- Regular and predictable attendance is required
- Other duties as assigned

**Supervisory Responsibilities:**

Directly supervises the employees within Public Works Operations. Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems.

**Qualifications:**

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

**Education and/or Experience:**

- High School Diploma or General Education Degree (GED)
- Five (5) years' work experience in an area related to street or sewer maintenance
- Two (2) years of supervisory experience
- Any equivalent combination of education and experience which provides the required knowledge, skills, and abilities necessary to perform the work.

**Certificates, Licenses, Registrations:**

- Valid Class A Commercial Driver's License with Tanker Endorsement

**Physical Demands:**

- While performing the duties of this job, the employee is frequently required to stand; walk; sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and see, talk, and hear.
- The employee must be able to occasionally lift and work with up to ninety (90) pounds.
- The employee must be able to frequently lift and work with up to twenty (20) pounds.
- The employee must be able to continuously lift and work with up to ten (10) pounds.
- The employee must be able to work both in and out of doors, in all weather conditions, in high places, in confined spaces, in dusty environments, in high noise levels, and in heavy traffic.

**Other Skills and Abilities:**

- Considerable knowledge of methods, materials, and techniques used in roadway and/or sewer maintenance
- Demonstrated ability to plan, schedule, assign, and supervise the work of others
- Ability to communicate effectively both orally and in writing
- Ability to maintain effective working relations with supervisors, subordinates, and the general public
- Knowledge and understanding of basic safety principles from the division and Occupational Safety and Health Administration (OSHA)
- Thorough knowledge of traffic hazards and traffic safety principles, practices, and procedures

**RESOLUTION  
NO 21-317**

**RESOLUTION ABOLISHING ONE STREET & SEWER SUPERVISOR II  
POSITION AND CREATING ONE STREET & SEWER SUPERVISOR POSITION  
WITHIN THE PUBLIC WORKS DEPARTMENT**

WHEREAS, Public Works relies on supervisory staff to manage the work in each division within the Department; and

WHEREAS, restructuring the supervisor position for the Sewer Division will create uniform levels of supervision within the department and appropriately allocates staff to accomplish the work more effectively; and

WHEREAS, the new position will be Non-Union Grade 22 to align with other comparable supervisors within the Public Works leadership team; and

WHEREAS, the cost of the new positions will be offset by the elimination of the Supervisor II position.

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

That 1 FTE position of Street & Sewer Supervisor II shall be abolished effective upon the filling of the new Street & Sewer Supervisor position.

AND BE IT FURTHER RESOLVED

That 1 FTE positions of Street & Sewer Supervisor is created within the Public Works Department.

ADOPTED  
AND  
APPROVED

November 8, 2021

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.:  
Submitted by: Matthew Cox, Public  
Works Director

Resolution 21-318 and 21-319  
ITEM 6.F.

Council Action: 11/8/2021

### Description

Resolution 21-318, endorsing an application to the Iowa Department of Transportation by the City of Council Bluffs and TSL Company Holdings, Ltd. for grant funding under the Linking Iowa's Freight Transportation Systems (LIFTS) Program.

Resolution 21-319, authorizing the Mayor to execute the Development Agreement with TSL Company Holdings, Ltd. for the Construction of an Intermodal Container Freight Station in Council Bluffs.

### Background/Discussion

TSL Company Holdings Ltd. has purchased 54-acres at 116 N. 29th Street and an existing building at 2427 South Avenue and plans to relocate 38 new full-time positions to Council Bluffs from their Omaha facility.

TSL plans to build an intermodal container freight station that will enhance the Iowa Interstate Railroad intermodal ramp by centralizing intermodal support operations.

TSL has secured \$1,536,000 in funding through the Linking Iowa's Freight Transportation Systems Program. LIFTS requires administration of the project by a local municipality and IDOT and TSL have requested that the City fill that role.

The City and TSL are also pursuing funding through the Revitalize Iowa's Sound Economy (RISE) Program and through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. The total project cost is estimated to be \$35,814,000.

When fully operational, the economic activity generated by this project is expected to add approximately \$9.7 million to the local economy each year.

A development agreement between the City of Council Bluffs and TSL will establish the terms of funding and compliance with all program requirements. It is recommended that this agreement be approved with the application endorsement.

### Recommendation

Approval of the resolution to support the LIFTS application and for the City to administer the grant project.

Approval of the resolution to authorize the Mayor to execute the development agreement with TSL Company Holdings, Ltd. to establish the terms of funding and compliance with program requirements.

### ATTACHMENTS:

Description	Type	Upload Date
Agreement	Agreement	10/28/2021

Resolution 21-318  
Resolution 21-319

Resolution 11/3/2021  
Resolution 11/3/2021

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA  
AND  
TSL COMPANY HOLDINGS, LTD  
FOR THE CONSTRUCTION OF AN INTERMODAL CONTAINER FREIGHT  
STATION IN COUNCIL BLUFFS**

THIS DEVELOPMENT AGREEMENT is made on this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the CITY OF COUNCIL BLUFFS, IOWA, a municipality (the “City”) and TSL Company Holdings, LTD (TSL) has acquired approximately 54 acres of land in Council Bluffs for the purpose of developing an intermodal container freight station. Intermodal freight is critical to Iowa’s economy, particularly our advanced manufacturing and agricultural industries. Specifically the investment will provide numerous benefits to the state’s transportation infrastructure, especially with the doubling of intermodal storage capacity. Overall, the project will:

- Increase access to foreign markets with expansion of Iowa exports.
- Attract new warehousing and industrial development and spur additional jobs.
- Drive growth in existing industries along the corridors.
- Preserve the infrastructure and conserve fuel.

There are many grants available to assist in both public and private improvements to facilitate this type of development and when appropriate the City of Council Bluffs, Iowa (City) does hereby agree to jointly apply for said grants with TSL under the following terms and conditions;

1. TSL owns properties located at 2427 South Avenue and 116 29<sup>th</sup> Avenue in Council Bluffs which they have invested over \$5,300,000 in and has committed an additional \$4,922,000 towards this project, if successful in obtaining the grants and other financial assistance outlined below TSL will invest \$23,623,600 in site preparation, machinery and equipment and construction costs to establish an intermodal freight station on their properties creating 38 new full-time positions.
2. City will take the necessary steps to establish an Urban Renewal Area and capture \$1,075,800 from the increase in property values generated by the TSL’s project and rebate that amount to TSL over an agreed to period of time as set forth in the Urban Renewal Plan.
3. City will support TSL’s application for benefits under the Targeted Jobs Withholding program where it is anticipated that TSL would qualify for a tax credit of approximately \$456,000.
4. City will file a joint application with TSL for grant funding under the Linking Iowa’s Freight Transportation System (LIFTS) Program. It is anticipated that this program will provide approximately \$1,536,000 towards TSL’s project.
5. Based upon TSL’s improvements and new job creation City will seek a grant from Revitalize Iowa’s Sound Economy (RISE) Program in the amount of approximately

\$1,600,000 and utilize the grant money to make improvements to South Avenue to accommodate the increase in truck traffic anticipated by TSL's project.

6. City will support TSL's request for a Rebuilding America's Infrastructure with Sustainability and Equity (RAISE) grant in the amount of \$25,000,000.
7. The Targeted Jobs Withholding Program, the LIFTS Program, the RISE Program and the RAISE Program all have certain requirements and standards which must be met and maintained by TSL. If TSL fails to meet and maintain any of these conditions and or standards and their failure results in penalties to the City or a requirement to repay all or a portion of the grants TSL agrees to reimburse the City for such penalties and or refunds and to hold the City harmless.

If there is a dispute between the parties as to whose actions or inactions caused the failure to meet and/or maintain any of these conditions and/or standards, the parties will agree to a non-binding arbitration process to try and resolve the matter. In making this determination, no obligations and/or duties shall be assigned to a party beyond what is set out in this Agreement.

8. TSL agrees to reimburse the City for the cost of any consultants that are hired by the City to assist with the administration of any of the public or private projects contemplated by this Agreement.
9. TSL agrees to participate in any match requirements for the grants.
10. TSL shall reimburse the City for any unfunded project costs.

IN WITNESS WHEREOF, the City has caused this Development Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk and by an authorized representative of TSL Company Holdings, LTD, all on or as of the day first above written.

CITY OF COUNCIL BLUFFS, IOWA,

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

STATE OF IOWA )  
 ) ss.  
COUNTY OF POTTAWATTAMIE )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public in and for said County and said State, personally appeared MATTHEW J. WALSH and JODI QUAKENBUSH, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the said City of Council Bluffs, Iowa, a municipal corporation, that the seal affixed hereto is the seal of said municipal corporation; that said instrument was by authority of its City Council ; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa by authority of its City Council; and that said MATTHEW J. WALSH and JODI QUAKENBUSH, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public

TSL COMPANY HOLDINGS, LTD.,

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Signature

STATE OF IOWA )  
 ) ss.  
COUNTY OF POTTAWATTAMIE )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said County and said State, \_\_\_\_\_ personally appeared and that said instrument was signed on behalf of TSL Company Holdings, LTD, and acknowledged the execution of said instrument to be a voluntary act and deed, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public

**RESOLUTION  
NO 21-318**

**RESOLUTION ENDORSING AN APPLICATION  
TO THE IOWA DEPARTMENT OF TRANSPORTATION  
BY THE CITY OF COUNCIL BLUFFS AND TSL COMPANY HOLDINGS, LTD  
FOR GRANT FUNDING UNDER THE LINKING IOWA'S FREIGHT  
TRANSPORTATION SYSTEMS (LIFTS) PROGRAM**

- WHEREAS, TSL Company Holdings Ltd. plans to build an intermodal container freight station that will enhance the Iowa Interstate Railroad intermodal ramp by centralizing intermodal support operations; and
- WHEREAS, this project will support the expansion of refrigerated and frozen pork exports and the expansion of agricultural commodities exports (corn, soybeans); and
- WHEREAS, TSL Company Holdings Ltd. has purchased 54-acres at 116 N. 29th Street and an existing building at 2427 South Avenue; and
- WHEREAS, TSL Company Holdings Ltd. will relocate 38 new full-time positions to Council Bluffs from their Omaha facility; and
- WHEREAS, The LIFTS program seeks to address the gaps in multimodal funding to assist in bolstering the freight transportation system. Efficient, diverse, and cost-effective freight transportation is critical to the health of Iowa's businesses, communities, and economy and the TSL container freight station is eligible for assistance from the program.

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

That the City of Council Bluffs hereby endorses the LIFTS application submitted by TSL Company Holding Ltd. for the container freight station improvements; and

BE IT FURTHER RESOLVED

That the City of Council Bluffs will administer the project in compliance with regulations, statutes, terms and conditions of the LIFTS program.

AND BE IT FURTHER RESOLVED

That the City of Council Bluffs will provide required match funding for the LIFTS program and will ensure that the improvements are adequately maintained after completion of the project.

ADOPTED  
AND  
APPROVED

November 8, 2021

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

**RESOLUTION NO. 21-319**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA AND TSL COMPANY, LTD FOR THE CONSTRUCTION OF AN INTERMODAL CONTAINER FRIEGHT STATION IN COUNCIL BLUFFS.**

**WHEREAS,** TSL Company Holdings, Ltd. has purchased 54-acres at 116 N. 29th Street and an existing building at 2427 South Avenue; and

**WHEREAS,** TSL Company Holdings, Ltd. plans to build an intermodal container freight station that will enhance the Iowa Interstate Railroad intermodal ramp by centralizing intermodal support operations support the expansion of refrigerated frozen pork exports and the expansion of agricultural commodities exports (corn, soybeans); and

**WHEREAS,** The City needs to enter into a development agreement with TSL Company Holdings, Ltd. to establish the terms of funding and compliance with program requirements; and

**WHEREAS,** It is in the best interest of the City of Council Bluffs to execute the Development Agreement with TSL Company Holdings, Ltd. for the Construction of an Intermodal Container Freight Station in Council Bluffs.

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

That the Mayor is hereby authorized to execute the Development Agreement with TSL Company Holdings, Ltd. for the Construction of an Intermodal Container Freight Station in Council Bluffs, on behalf of the City of Council Bluffs, Iowa.

ADOPTED  
AND  
APPROVED

November 8, 2021.

\_\_\_\_\_  
MATTHEW J. WALSH

Mayor

Attest:

\_\_\_\_\_  
JODI QUAKENBUSH

City Clerk

## Council Communication

Department: Finance  
Case/Project No.:  
Submitted by: Finance  
Department/Kristi Meckna

Resolutions 21-320, 21-321 and 21-  
322  
ITEM 6.G.

Council Action: 11/8/2021

### Description

Resolutions 21-320, 21-321 and 21-322 authorizing Interfund Loan approval for FY23 TIF Certifications

### Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

Interfund Loan resolutions included:

Reimbursement from West Broadway TIF for First Ave projects estimated to be \$12,518

Reimbursement from Old Airport (Metro Crossing) TIF for administrative costs of \$5,849

Reimbursement from Playland Park TIF for administrative costs, maintenance costs, and expenditures in the River's Edge Development Project estimated to total \$418,271.

### Recommendation

Council approve the above interfund loans for establishment of reimbursement through FY23 TIF certifications.

### ATTACHMENTS:

Description	Type	Upload Date
Interfund Invoice List	Other	10/28/2021
Resolution 21-320	Resolution	11/3/2021
Resolution 21-321	Resolution	11/3/2021
Resolution 21-322	Resolution	11/3/2021

**TIF Certification Invoice List FY2023 Certification**

<b>URN Area</b>	<b>Vendor</b>	<b>Code</b>	<b>Check Date</b>	<b>Amount</b>	<b>EFT #</b>	<b>Description</b>	
Playland Park	Ahlers & Cooney	Z21500-640700-00356	8/7/2020	\$ 24.00	44544	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	9/11/2020	\$ 310.00	44942	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	9/11/2020	\$ 60.00	44942	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	10/23/2020	\$ 161.50	45425	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	10/23/2020	\$ 1,160.50	45425	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	11/20/2020	\$ 274.50	45695	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	12/18/2020	\$ 589.00	46050	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	12/18/2020	\$ 794.50	46050	Broadmoor Option	
	Ahlers & Cooney	Z21500-640700-00356	1/15/2021	\$ 640.50	46328	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	2/12/2021	\$ 560.00	46629	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	2/12/2021	\$ 1,897.50	46629	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	3/19/2021	\$ 248.00	46993	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	3/19/2021	\$ 1,257.00	46993	Argent DA	
	Ahlers & Cooney	Z21500-640700-00356	4/16/2021	\$ 930.00	47291	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	6/11/2021	\$ 879.50	47962	Professional Services	
	Ahlers & Cooney	Z21500-640700-00356	7/9/2021	\$ 155.00	48409	Professional Services	
					<b>\$ 9,941.50</b>		
	West Broadway	Ahlers & Cooney	S39010-640700-CD006	9/11/2020	\$ 547.00	44942	WLG DA
		Ahlers & Cooney	S39010-640700-CD001	10/23/2020	\$ 60.00	45425	Knudson DA
Ahlers & Cooney		S39010-640700-CD006	10/23/2020	\$ 1,684.50	45425	WLG DA	
Ahlers & Cooney		S39030-641100-CD005	11/20/2020	\$ 213.50	45695	Knudson DA	
Ahlers & Cooney		S39010-640700-CD006	11/20/2020	\$ 1,045.50	45695	WLG DA	
Ahlers & Cooney		S39010-640700-C006	12/18/2020	\$ 781.88	46050	WLG DA	
Ahlers & Cooney		S39030-641100-CD005	12/18/2020	\$ 2,127.00	46050	Knudson DA	
Ahlers & Cooney		S39030-641100-CD005	2/12/2021	\$ 61.00	46629	Knudson DA	
Ahlers & Cooney		S39010-640700-CD006	4/16/2021	\$ 84.00	47291	WLG DA	
Ahlers & Cooney		S39030-641100-CD005	4/16/2021	\$ 589.00	47291	Knudson DA	
Ahlers & Cooney		S39010-640700-CD006	5/14/2021	\$ 84.00	47599	Amendment to Plan	
Ahlers & Cooney		S39030-641100-CD005	5/21/2021	\$ 528.00	47694	Knudson DA	
Ahlers & Cooney		S39010-640700-CD006	5/21/2021	\$ 681.00	47694	WLG DA	
Ahlers & Cooney		S39010-640700-CD006	6/11/2021	\$ 497.00	47962	WLG DA	
Ahlers & Cooney		S39030-641100-CD005	6/11/2021	\$ 1,099.00	47962	Knudson DA	
Ahlers & Cooney		S39010-640700-CD006	7/9/2021	\$ 527.00	48409	Professional Services	
Ahlers & Cooney		S39010-640700-CD006	7/9/2021	\$ 923.00	48409	WLG DA	
Ahlers & Cooney		S39030-641100-CD005	7/9/2021	\$ 986.00	48409	Knudson DA	
					<b>\$ 12,518.38</b>		
Old Airport (Metro Crossing)	HGM Associates Inc	A15400-640700	9/11/2020	\$ 2,350.11	44982	Legal Descriptions	
	Ahlers & Cooney	A15400-640700	2/12/2021	\$ 217.00	46629	TIF Ordinance Update	
	Ahlers & Cooney	A15400-640700	3/19/2021	\$ 310.00	46993	Amend Plan	
	Ahlers & Cooney	A15400-640700	3/19/2021	\$ 466.00	46993	Amend Plan	
	Ahlers & Cooney	A15400-640700	5/21/2021	\$ 93.00	47694	Amend Plan	
	Ahlers & Cooney	A15400-640700	7/9/2021	\$ 24.00	48409	Amend Plan	
	HGM Associates Inc	A15400-640700	5/14/2021	\$ 2,389.24	47630	Legal Descriptions	
				<b>\$ 5,849.35</b>			

RESOLUTION NO. 21-320

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Playland Park Urban Renewal Plan, as amended (the "Plan") for the Playland Park Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the project described as project cost- Playland Park, (the "Project") within the Urban Renewal Area; and

WHEREAS, the Project is located in the Urban Renewal Area; is described on page 7 of the Plan Amendment 4; does not exceed the projected Project cost estimate on page 7 of the Plan Amendment 4; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the Project constitutes a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the Capital Fund to pay costs associated with the River's Edge Development Project, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2021; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$418,271.00.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Resolution No.16-147 and TIF Ordinance 5766, there has been established the Playland Park Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Project advanced from the Capital Fund in order to pay the costs of the River's Edge Development Project shall be treated

as an internal loan (the "Loan") from the Capital Fund and shall be reimbursed the total actual Project cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$418,271.00.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2021.

ADOPTED AND APPROVED, this 8th day of November, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 21-321

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the West Broadway Urban Renewal Plan, as amended (the "Plan") for the West Broadway Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the projects described as First Ave Multi-Modal Corridor and First Ave Acquisition/Disposition, (the "Fees and costs") within the Urban Renewal Area; and

WHEREAS, the fees and costs is related to the Urban Renewal Area; is described on 2014 Amendment to the West Broadway Urban Renewal Plan page 4 of the Plan; does not exceed the projected fees and cost estimate on 2014 Amendment to the West Broadway Urban Renewal Plan page 4 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the costs constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the First Avenue Capital Projects Fund to pay costs associated with the fees and costs, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2021; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$12,518.38.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Ordinance No.87-570 and TIF Ordinance 6283, there has been established the West Broadway Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Projects advanced from the First Avenue Capital Projects Fund in order to pay the costs of the Projects shall be treated as an internal loan (the "Loan") from the First Avenue Capital Projects Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Projects are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$12,518.38.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2021.

ADOPTED AND APPROVED, this 8th day of November 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 21-322

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN  
URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES  
INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION  
403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Old Airport Urban Renewal Plan, as amended (the "Plan") for Old Airport Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as Administrative Costs\_Metro Crossing, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on page 17 of the Plan; does not exceed the projected cost estimate on page 17 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2021; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$5,849.35.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.06-57 and TIF Ordinance 5912, there has been established the Old Airport Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$5,849.35.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2021.

ADOPTED AND APPROVED, this 8th day of November 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## Council Communication

Department: Finance  
Case/Project No.:  
Submitted by: Finance  
Department/Kristi Meckna

Resolution 21-323  
ITEM 6.H.

Council Action: 11/8/2021

### Description

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

### Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

The following projects require debt certification on or before December 1, 2021 for the collection of TIF funds in Fiscal Year 2023.

West Broadway-2200 W. Broadway, 2012C Bonds, Urban Renewal (URN) Costs  
Original 1983 Mall-149 W. Broadway, 125 W. Broadway, 103 W. Broadway  
Metro Crossing-URN Costs  
Playland Park-Rivers Edge Development Project, 2010C Bonds, Rivers Edge Parking, Noddle Office Building, Rivers Edge Apartments, Parking Garage Maintenance Costs, Parking Garage CAM Agreement, Urban Renewal (URN) Costs  
Marketplace-Legacy CB, Iowa Finance Authority Bonds  
Bluffs Northway-Walmart  
Franklin Ave-Kingsridge Dr.  
Bluffs Vision-MAC Ventures

### Recommendation

Council to approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of certification to the County Auditor.

### ATTACHMENTS:

Description	Type	Upload Date
TIF Request Summary	Other	10/28/2021
TIF Certification Sheets	Other	10/28/2021
Resolution 21-323	Resolution	11/3/2021

**FY23 TIF REQUESTS**

District	TIF Paid To	Final Pymt Year	Comments	FY21 TIF Request	FY22 TIF Request	FY23 TIF Request
Fund 127	MACC	2022	Bass Pro - City Done	-	-	-
	MACC Parking Lot Rehab #2 - B2001		Done	-	778,065	-
	MACC Parking Lot Rehab #1 - B1901		Done	-	473,678	-
Fund 131	W.Broadway	2025	2012C Bonds Bunge	320,000	320,000	330,000
	D&D 10 Yr 80%	2027		50,000	52,000	52,000
	2016B Bonds Echo	2021	Need to decertify	300,000	360,000	-
	Echo Acquisition & Demo, URN Consulting, EPA Grant	2020	Future Item Note: 2024 we will certify debt for demo of Echo, consider using bonds vs using TIF.	-	-	-
	Upcoming projects, developer agreements, urban renewal charges	2023	Fees for legal fees for Knutson and White Lotus - Interfund loan	-	11,015	12,518
	34th and 1st Holdings 17 Yr 80%	2044	Future Item Note: Ph 1 completed December 2023, certify for FY26	-	-	-
	CB-WLG Affordable Limited Partnership 16 Yr 80%	2044		-	-	-
Fund 132	1983 Mall Downtown	2020	Nonpareil 10 Yr 80% Done	-	-	-
	Hughes Iron 15 Years 85% MAX \$625,000	2027		52,000	64,000	62,000
	Sawyer Bldg 15 Years 80% Max 900,000	2032		88,000	105,000	112,000
	The Rise 15 Years 80% MAX \$750,000	2034		71,000	82,000	77,000
	Additional Vine Street Parking	2024	Parcel 7544 25 477 001 purchased July 2021, Clear Title 70k, certify for FY24 Interfund loan	-	-	-
Fund 135	Metro Crossing - In the process of amending this TIF district	2022	May need to do a land swap for the sewer that is not on our easement	1,575,000	-	-
	Power Drive Extension	2022	Done	-	100,000	-
	Promissory Note	2022	Done	-	100,000	-
	Upcoming projects, developer agreements, urban renewal charges	2023	Fees for consulting and legal - Interfund loan	-	2,898	5,849
Fund 136	Playland Park	2022	Riverpark Apt 10 Yr 100% Done	230,000	215,000	-
	Rivers Edge Development Project	2023	Interfund loan	-	188,000	200,000
	GO Bond 2010C	2025		132,000	133,000	132,000
	Parking Garage	2038	Will have interfund legal fees for Parking Garage	314,735	775,369	775,369
	Noddle Office Building 20 Yr 75% Max \$9,000,000	2040		226,000	230,000	230,000
	Rivers Edge Apt 18 Yr 75% Max \$11,175,000-added 3rd building FY23	2038		78,000	400,000	484,000
	FY20 & FY21 Parking Garage Maintenance - Interfund loan	2023	Interfund loan			178,329

	District	TIF Paid To	Final Pymt Year	Comments	FY21 TIF Request	FY22 TIF Request	FY23 TIF Request
Fund 136	Playland Park (Continued)	FY21 CAM Expenses - Interfund loan	2023	Interfund loan	-	-	30,000
		Upcoming projects, developer agreements, urban renewal charges	2023	Fees for consulting and legal fees - Interfund loan	-	-	9,942
Fund 138	Market place	IFA & Legacy 90% Max \$8,750,000	2029	<b>MAX</b>	<b>705,000</b>	<b>928,000</b>	<b>928,000</b>
Fund 141	Bluffs Northway	Wal Mart 12 Yr 100% Max \$5,000,000	2027		<b>420,000</b>	<b>420,000</b>	<b>410,000</b>
Fund 142	Franklin Ave	McCarthy 12 Years 100%	2027	10k fund balance (155k-10k)	<b>156,000</b>	<b>166,000</b>	<b>145,000</b>
Fund 143	Bluffs Vision	MAC Ventures Field House 15 Yr 90%	2034		-	-	-
		MAC Ventures Hotel 15 Yr 90%	2034	58k fund balance (266k-58k)	<b>274,000</b>	<b>271,000</b>	<b>208,000</b>
		MAC Ventures Retail 15 Yr 90%	2034		-	-	-
		URN Consulting	2021	consulting fees for Iowa West building sale (potential, not certified this year but keep in mind for future certifications)	<b>2,070</b>	-	-
<b>Totals</b>					<b>4,993,805</b>	<b>6,075,026</b>	<b>4,382,007</b>

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 64,518

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. D & D This grant requires an annual cerification of debt which is currently estimated to be \$52,000. Our intent is to collect 80% of the captured revenue as calculated with certified levy rates for FY23. Parcel # 754426359008 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11/08/2021	52,000
2. URN Consulting Certifying \$12,518 for FY23 internal fund loan.  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11/08/2021	12,518
3.  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 64,518**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for 2012C Bonds. The total amount being requested for FY23 is \$330,000.	330,000
I would like to certify less than the maximum available TIF revenue for the West Broadway Renewal Area. The grant for 2200 W. Broadway requires an annual certification of debt which is currently estimated to be \$52,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY23.	52,000
We are requesting the total certified amount of \$12,518 for URN Consulting internal fund loan.	12,518

Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
\_\_\_\_\_  
Telephone

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 251,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
Signature of Authorized Official

712-890-5303  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mail

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>1. <u>149 W. Broadway (Hughes-Iron Works)</u>  <u>This grant requires an annual appropriation of debt which is currently estimated to be \$62,000. Our intent is to collect 85% of the capture incremental revenue based on FY23 certified levy rates.</u>  <u>Parcel # 754425479002</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/08/2021</u></p>	<p><u>62,000</u></p>
<p>2. <u>125 W. Broadway (Sawyer Building)</u>  <u>This grant requires an annual appropriation of debt which is currently estimated to be \$112,000. Our intent is to collect 80% of the capture incremental revenue based on FY23 certified levy rates.</u>  <u>Parcel # 754425479009</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/08/2021</u></p>	<p><u>112,000</u></p>
<p>3. <u>103 W. Broadway (The Rise)</u>  <u>This grant requires an annual appropriation of debt which is currently estimated to be \$77,000. Our intent is to collect 80% of the capture incremental revenue based on FY23 certified levy rates.</u>  <u>Parcel # 754425479011</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/08/2021</u></p>	<p><u>77,000</u></p>
<p>4. _____                  _____                  _____                  _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		
<p>5. _____                  _____                  _____                  _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 251,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 149 W. Broadway requires an annual certification of debt which is currently estimated to be \$62,000. Our intent is to collect 85% of the captured incremental revenue as calculated with certified levy rates for FY23.	62,000
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 125 W. Broadway requires an annual certification of debt which is currently estimated to be \$112,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY23.	112,000
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 103 W. Broadway requires an annual certification of debt which is currently estimated to be \$77,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY23.	77,000

Dated this 8th day of November, 2021

  
Signature of Authorized Official

712-890-5303  
Telephone

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Old Airport - Metro Crossig UR (Pott Co District 00207, 00340)

Urban Renewal Area Number: 78049 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 5,849

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Old Airport - Metro Crossig UR (Pott Co District 00207, 00340)

Urban Renewal Area Number: 78049 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>URN Consulting</u> <u>Certifying \$5,849 for FY23 internal fund loan.</u>	<u>11/08/2021</u>	<u>5,849</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 5,849**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Playland Park Urban Renewal (Pott Co District 00015 & 00018)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 1,895,524

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)


The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Playland Park Urban Renewal (Pott Co District 00015 & 00018)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>1. <u>Rivers Edge Parking</u>                      This grant requires an annual appropriation of debt which is currently \$541,408. Our intent is to collect up to \$541,408.                      Parcel # <u>754428357005</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<u>11/08/2021</u>	<u>541,408</u>
<p>2. <u>Noddle Office Building</u>                      This grant requires an annual appropriation of debt which is currently estimated to be \$224,762. Our intent is to collect 75% of the capture incremental revenue based on FY23 certified levy rates.                      Parcel # <u>754428357001</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<u>11/08/2021</u>	<u>224,762</u>
<p>3. <u>Rivers Edge Apartments</u>                      This grant requires an annual appropriation of debt which is currently estimated to be \$477,122. Our intent is to collect 75% of the capture incremental revenue based on FY23 certified levy rates.                      Parcel # <u>754428358001 &amp; 754428356006</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<u>11/08/2021</u>	<u>477,122</u>
<p>4. <u>Rivers Edge Parking</u>                      This grant requires an annual appropriation of debt which is currently estimated to be \$233,961. Our intent is to collect 25% of the capture incremental revenue based on FY23 certified levy rates.                      Parcel # <u>754428357001, 754428358001 &amp; 754428356006</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<u>11/08/2021</u>	<u>233,961</u>
<p>5. <u>Development Reimbursement</u>                      Certifying \$418,271 for FY23 internal fund loan including CAM Agreement, URN Consulting, Parking Garage Maintenance Agreement, and River's Edge Development Project  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<u>11/08/2021</u>	<u>418,271</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 1,895,524**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 928,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$928,000. We are requesting the maximum amount. Our intent is to collect 100% of the incremental revenue based on FY23 certified levy rates.	11/08/2021	928,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 928,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78990 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 410,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)


The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
Signature of Authorized Official

712-890-5303  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78990 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. A redevelopment agreement requires an annual appropriation of debt which is currently estimated to be \$410,000. Our intent is to collect 100% of the captured incremental revenue based on FY23 certified levy rates.	11/08/2021	410,000
Parcel # 754423405001, 754423405002, 754423405003		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 410,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 145,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 8th day of November, 2021

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5303  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$145,000. Our intent is to collect 100% of the captured incremental revenue based on FY23 certified levy rates.	11/08/2021	145,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 145,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 208,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

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Notes/Additional Information:

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Dated this 8th day of November, 2021

  
Signature of Authorized Official 712-890-5303  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>2501 Bass Pro Drive (Hotel)</u> This grant requires an annual appropriation of debt which is currently estimated to be \$208,000. Our intent is to collect 90% of the capture incremental revenue based on FY23 certified levy rates. Parcel # <u>744403327009</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/08/2021</u>	<u>208,000</u>
2. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 208,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**RESOLUTION NO. 21-323**

A Resolution to authorize the Certification of Indebtedness, a reduction in Certification of Indebtedness, and direct the filing of the Tax Increment Financing (TIF) Indebtedness Certification report with the County for West Broadway, Original 1983 Downtown Mall, Metro Crossing, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Areas.

**WHEREAS**, the City of Council Bluffs has entered into development agreements within MACC, West Broadway, Original 1983 Mall, Metro Crossing, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Districts and;

**WHEREAS**, West Broadway (2200 W. Broadway-D & D, 2012C Bonds, URN Consulting) Original 1983 Mall (149 W. Broadway-Hughes Iron, 125 W. Broadway-Sawyer Building, 103 W. Broadway-The Rise), Metro Crossing (URN Consulting), Playland Park (2010C Bonds, 100 N. 42<sup>nd</sup> St-Rivers Edge Parking, 4200 Rivers Edge Pkwy-Noddle Office Building, 4104 Rivers Edge Pkwy-Rivers Edge Apartments, River’s Edge Parking Maintenance, River’s Edge Parking CAM Agreement, URN Consulting), Marketplace (Legacy CB LLC and BOKF), Bluffs Northway (Walmart), Franklin Avenue (McCarthy Construction), Bluffs Vision (MAC Ventures Field House, Hotel, and Retail) for Certification of Indebtedness, and;

**WHEREAS**, according to Iowa Code Section 403.19, a City shall certify new debt to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

**WHEREAS**, the certification of the aforementioned TIF rebates is in the best interest of the City:

**NOW, THEREFORE, BE IT RESOLVED**

**BY THE CITY COUNCIL**

**OF THE**

**CITY OF COUNCIL BLUFFS, IOWA:**

That the Finance Director is hereby authorized to appropriate the grant, approve the Certification of Indebtedness, reduction of Certification of Indebtedness, and direct the filing of Certification to the County Auditor for West Broadway, Original 1983 Downtown Mall, Metro Crossing, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Areas.

ADOPTED  
AND  
APPROVED:

November 08, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

**Council Communication**

Department: Public Works Admin  
 Case/Project No.: PW20-11  
 Submitted by: Matthew Cox, Public Works  
 Director

Resolution 21-324  
 ITEM 6.I.

Council Action: 11/8/2021

**Description**

Resolution accepting the bid of Judds Bros. Construction Co. for the N. 28th Street Storm Sewer Rehab, Phase II. Project # PW20-11

**Background/Discussion**

On October 26, 2021 bids were received through the City bidding software Ion Wave as follows:

	<u>Division I General</u>	<u>Division II Pavement</u>	<u>Division III Storm Sewer</u>	<u>Division V Water Main</u>	<u>Total</u>
Judds Bros. Construction Co. Lincoln, NE	\$415,300.00	\$21,060.00	\$1,383,164.00	\$15,800.00	\$1,835,324.00
Peterson Contractors, Inc. Reinbeck, IA	\$613,103.00	\$29,600.00	\$1,191,266.00	\$25,000.00	\$1,858,969.00
Valley Corporation Valley, NE	\$883,916.01	\$33,667.82	\$1,626,602.23	\$44,353.01	\$2,588,539.07
Engineer's Opinion (HGM)	\$286,215.00	\$21,740.00	\$959,819.00	\$10,000.00	\$1,277,774.00

The drainage basin limits for the N. 28th Street storm sewer are approximately I-29 to Avenue F, and N. 10th Street to N. 33rd Street. This area is roughly 580 acres. The existing storm sewer network in this area was constructed in the 1950's and is undersized causing frequent street flooding. The existing storm sewer interceptors are located along Avenue L, North 24th Street, and Avenue K. In recent years, the unusually high ground water conditions have caused several of the storm interceptors to fail, resulting in costly emergency repairs.

Phase I is complete and included construction of a new 84" storm sewer pipe under I-29. The Phase II project included an engineering study phase to identify and prioritize future projects within the drainage basin. This work is now complete. Phase II construction will connect the existing 84" storm sewer under the interstate to the N. 28th Street storm sewer pump station.

The project was included in the FY20 CIP with \$1,500,000 in GO Bond funding. There are \$209,236 in unused GO Bonds that can be applied to the project budget from PW20-09, E. Manawa Sewer Rehab, Phase VIII. The balance of the project costs will be paid with local option sales tax funds.

The project is scheduled for a construction start in December 2021.

**Recommendation**

Approval of this resolution. This project will provide connection of a large storm sewer to the pump station, providing future added capacity for the N. 28th Street drainage basin.

**ATTACHMENTS:**

Description	Type	Upload Date
Resolution 21-324	Resolution	11/3/2021

**RESOLUTION**  
**NO 21-324**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
JUDDS BROS. CONSTRUCTION COMPANY FOR THE  
N. 28<sup>TH</sup> STREET STORM SEWER REHAB, PHASE II  
PROJECT #PW20-11**

- WHEREAS, the plans, specifications, and form of contract for the N. 28<sup>th</sup> Street Storm Sewer Rehab, Phase II are on file in the office of the City Clerk; and
- WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on September 27, 2021, and the plans, specifications and form of contract were approved; and
- WHEREAS, Judds Bros. Construction Co. has submitted a low bid in the amount of \$1,835,324.00 for this contract.

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

That the bid of Judds Bros. Construction Co. in the amount of \$1,835,324.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the N. 28<sup>th</sup> Street Storm Sewer Rehab, Phase II; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Judds Bros. Construction Co. for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED  
AND  
APPROVED

November 8, 2021

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

## Council Communication

Department: Community  
Development  
Case/Project No.:  
Submitted by: Housing &  
Economic Development

Resolution 21-325  
ITEM 6.J.

Council Action: 11/8/2021

### Description

Resolution authorizing the City to submit an U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant application.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/29/2021
Attachment A - Site Map	Map	10/29/2021
Attachment B - Draft US EPA Brownfields Cleanup Grant Application	Other	10/29/2021
Resolution	Resolution	10/29/2021
Resolution 21-325	Resolution	11/3/2021

**Council Communication**

Department: Community Development	Ordinance No.: N/A  Resolution No.: 21-	City Council: November 8, 2021
Case/Project No.: N/A		
<b>Subject/Title</b>		
U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant Application		
<b>Location</b>		
Single site cleanup for the Reliance Battery Factory site located at 813 22 <sup>nd</sup> Avenue		
<b>Background/Discussion</b>		
<u>Background</u> The Reliance Battery Factory site encompasses 0.93 acres within the 800 block of 22 <sup>nd</sup> Avenue. Constructed in 1925, the building was located in an open area without any adjacent property owners. As the city expanded, the area surrounding the property became residential and the battery factory became a legal, nonconforming use within the neighborhood. The site was used for manufacturing, repairing and reconditioning lead acid batteries and remained in operation until Spring 2020. During its operation, the factory was cited several times for lead contamination which resulted in the US Environmental Protection Agency (EPA) completing a soil removal project in 1991 to reduce the lead exposure in the neighborhood.  In May 2020, Staff began working with the owner to acquire the property. After extensive testing, it was determined the site was again contaminated with lead with areas up to as much as 30 times standard levels of lead in the soil. Staff determined the best solution for the safety of residents would be to acquire the property, demolish the existing structures and work with EPA to clean up the lead contamination on the site. In October 2020, the City closed on the property as approved in Resolution 20-207. In 2020, staff applied for a FY2021 EPA Brownfield Cleanup Grant; however, the city was not awarded this grant. In Summer of 2021, staff awarded the demolition contract for the structures onsite and expect the demo to be complete by January 2022. Today, staff is requesting to reapply for the Brownfield Cleanup Grant for FY2022 to utilize EPA funding to clean up the lead contamination, if awarded the grant.		
<u>Discussion</u> The EPA has established the Brownfields Cleanup Grant Program and announced funding availability. This Program provides local communities with up to \$500,000 to carry out cleanup activities at brownfields sites with a 20% cost share requirement. There is Community Development Block Grant (CDBG) funding programed to meet this cost share requirement, which has already been allocated.  With a long history of manufacturing lead batteries on the site, there is known contamination and presents a health hazard to Council Bluffs residents. These funds will be utilized for demolition, and cleanup of contamination from years of the manufacturing of lead batteries, which will be required for revitalization and redevelopment of the site.  The City is eligible with a proven track record of successfully implementing funding under the Brownfields Cleanup Grant Program. Since 2005, the City has received three EPA Brownfield Assessment Grants for a total of \$1.1 million; two Cleanup Grants for a total of \$400,000; and an Area-Wide Planning Grant for \$200,000. An additional Brownfield Assessment Grant was awarded in July 2020 with a start date of October 1, 2020 to assess properties in the South End for potential redevelopment including the former Reliance Battery Factory site.		

**Council Communication**

An informational public hearing on the Grant will be held to inform adjacent property owners and other interested parties about the EPA Brownfields Program Grant Application and the activities contemplated by the grant if awarded.

**Staff Recommendation**

The Community Development Department recommends City Council adopt a resolution authorizing the Mayor to submit an US EPA Brownfields Cleanup Grant application.

**Attachments**

- A. Site map
- B. Draft US EPA Brownfields Cleanup Grant Application

Attachment A

**813 22<sup>nd</sup> Avenue, Council Bluffs, IA 51501**

Lot 1 and Lots 6-12, Block 2, Burns Addition, and the vacated alleyway adjacent to Lot 7



APE: Parcel # 744401162001 (no address) and Parcel # 744401162006 (813 22<sup>nd</sup> Avenue)



APE: Parcel # 744401162001 (no address) and Parcel # 744401162006 (813 22<sup>nd</sup> Avenue)



COMMUNITY DEVELOPMENT  
(712) 890-5350

**City of Council Bluffs, Iowa Brownfields Cleanup Grant Application  
Narrative Information Sheet:**

- 1. Applicant Identification: City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503
- 2. Funding Request:
  - a. Assessment Grant Type: Single Site Cleanup
  - b. Federal Funds Requested:
    - i. Funding amount requested: \$500,000
    - ii. Cost Share Waiver Request: No
    - iii. \$500,000 Limit Waiver: No
- 3. Location:
  - a. City: Council Bluffs
  - b. County: Pottawattamie County
  - c. State: Iowa
- 4. Property Information: Former Reliance Battery Site  
813 22<sup>nd</sup> Avenue Council Bluffs,  
IA 52060
- 5. Contacts:
  - a. Project Director: Courtney Harter  
209 Pearl Street  
Council Bluffs, IA 51503  
Phone: (712) 890-5354  
Email: [CHarter@councilbluffs-ia.gov](mailto:CHarter@councilbluffs-ia.gov)
  - b. Chief Executive/  
Highest Ranking Elected Official: Matthew J. Walsh, Mayor  
209 Pearl Street  
Council Bluffs, IA 51503  
Phone: (712) 890-5264  
[mayor@councilbluffs-ia.gov](mailto:mayor@councilbluffs-ia.gov)
- 6. Population: 62,799 (2020 U.S. Census)



COMMUNITY DEVELOPMENT  
(712) 890-5350

7. Other Factors Checklist:

<b>Other Factors</b>	<b>Page#</b>
Community Population is 10,000 or less	<b>No</b>
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	<b>No</b>
The priority brownfield site(s) is impacted by mine-scarred land.	<b>No</b>
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	<b>No</b>
The priority site(s) is in a federally designated floodplain (levee protected)	<b>1</b>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	<b>4</b>

8. Letter from the State or

Tribal Environmental Authority:                      Attached

9. Releasing Copies of Applications:

Not applicable (n/a) as the application does not have confidential, privilege, or sensitive information.



**1. PROJECT AREA DESCRIPTION AND PLANS REVITALIZATION**

**1.a. Target Area and Brownfields**

1.a.i. Background and Description of Target Area: The City of Council Bluffs is a dynamic diverse community of 62,799 people (U.S. Census 2020) strategically located on the Missouri River across from downtown Omaha, NE, in Pottawattamie County, IA. Council Bluffs has had significant links to agricultural, food production, and heavy manufacturing since its incorporation in 1853. In 1867 railroads came and fostered much of the city’s industrial development. The wide availability of access attracted railroad-dependent uses such as foundries, bulk warehousing, general manufactures, grain elevators, rail yards, coal yards, lumber yards, and food processing plants. At the turn of the 20<sup>th</sup> Century Council Bluffs was a leading industrial city in Iowa. The landscape of the city’s economic engine still includes major industries of railroad and food processing, but overall local business and industry has experienced a significant rate of decline leaving well over 100 abandoned and underutilized brownfield properties scattered through the city and especially within the South Expressway Corridor, the target area. The South Expressway Corridor is protected by a levee to reduce the risk of flooding from the Missouri River. Without the levee, approximately 64% of the incorporated city limits would be at risk of extreme flooding. The target area is Census Tract 308.

The South Expressway Corridor, located in the urban core, is a high priority revitalization area for the city. In the city’s recently updated comprehensive plan, *Bluffs Tomorrow 2030*, the South Expressway Corridor was identified for prime redevelopment based on its proximity to downtown. With the removal of a rail corridor through the South Expressway, traffic conflicts will be greatly reduced allowing for greater access to the area. The Former Reliance Battery Site (the “Site”) for which the Environmental Protection Agency (EPA) Cleanup funding is being requested lies in the heart of the South Expressway Corridor area.

1.a.ii. Description of the Brownfield Site: The Former Reliance Battery Site located at 813 22<sup>nd</sup> Avenue located in Council Bluffs’ South Expressway Corridor encompasses approximately one half a city block that is approximately one acre in size and is surrounded by single-family residential homes. The Site was used for manufacturing, repairing and reconditioning lead acid batteries from the early 1920’s through 1974. At its height the factory was capable of producing 1,200 batteries per day. In 1974 the business was incorporated as the Reliance Battery Manufacturing Company (RBCM). In February of 1985, the State of Iowa Department of Natural Resources (IDNR) conducted a preliminary assessment and concluded there was potential for soil and groundwater contamination. In May of 1989, an EPA-coordinated site investigation identified soil with elevated concentrations of lead at the Site and adjoining residential properties. The IDNR and EPA efforts are summarized in the table below.

Date	Action
1989-1990	Additional site investigations were conducted, lead in soil was identified at concentrations of 115,000 milligrams per kilogram (mg/kg) at the Site and 2,200 mg/kg on the adjoining residential properties.
September 1990	RBCM excavated soil from the contaminated areas of the Site without notifying EPA. EPA re-sampled and determined concentrations were substantially higher in some areas.
November 1990	An Action of Memorandum selecting excavation areas and an off-site disposal plan for lead contaminated soil at the Site and adjoining properties was signed by EPA.
May 1991	Soil excavation was completed. No further EPA Superfund activities were expected, no further response under CERCLIS was required, and archiving the property was deemed appropriate EPA. Lead at concentrations of 2,400 mg/kg remained in soil at the Site.
March 1992	An EPA report identified lead releases were from baghouse operation, ventilation collection systems, the lead oxide bulk storage tank loading operations, and from fugitive emissions from the plant when doors and windows were left open during manufacturing.



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February 1998	IDNR Solid Waste Section responded to the EPA Region 7 Superfund Division’s request for concurrence regarding discontinuing all investigation and/or cleanup activities at the Site and “Archiving” from the active CERCLIS database. The DNR’s opinion was that archiving the RBMC was not appropriate and continued EPA oversight was required given that; RBMC had a history of violations of both environmental and worker safety regulations; continued hazardous material releases had occurred on the Property since the 1991; EPA administrative action, and in April of 1995, an accident occurred at RBMC that resulted in the hospitalization of a worker with a lead blood level of 357 micrograms per deciliter (3.5 times the potential lethal does for lead). Based on the Site history and current operations, some form of continued EPA oversight was requested to prevent future releases.
July 2011	Site was Archived.

A Phase I Environmental Site Assessment (ESA) was conducted on April 27, 2020, as part of the City of Council Bluffs’ due diligence prior taking ownership of the Site. During the Phase I ESA, seven recognized environmental conditions (RECs) were identified, including that the property was utilized as a battery manufacturing facility from circa 1920s through 2019. Three of the identified RECs were associated with the adjacent properties. On August 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup>, 2020, thirty-two soil borings were advanced using a Geoprobe® track-mounted rig with a direct push attachment to a depth of five to 10 feet below ground surface (bgs) to evaluate the extent of RCRA metals soil contamination, specifically lead, in surface soil throughout the Site . Additionally, nine temporary monitoring wells were advanced to a maximum depth explored of 20-feet bgs to evaluate soil near the soil and groundwater interface and groundwater conditions at the Site. The results of the sampling are summarized as follows:

- The distribution of concentrations of VOCs, SVOCs and RCRA metals in soil exceeding the Statewide Standard (SWS) have been defined to the Site boundaries. Elevated concentrations of lead and arsenic exceeding the SWSs (400 and 1.9 mg/kg) are confined with surficial, unconsolidated sand, silt, and gravel ubiquitous throughout the Site from the top of the ground surface to two to five feet bgs. Lead concentrations of 1.7 to 30 times higher than the SWS of 400 mg/kg are present at the surface and shallow depths and within proximity to single-family residential dwellings. Up to 7,000 cubic yards (yds<sup>3fd</sup>) of lead contaminated surficial sediments may be present at the Site.
- Tetrachloroethylene (PCE) chlorinated solvent was identified at soil sample locations SB-5 3-5’ bgs (0.0192 mg/kg); SB-16 10-11’ bgs (0.0178 mg/kg); SB-25 14-15’ (0.0175 mg/kg) near the depth of the soil and groundwater interface zone between 10 and 15 feet bgs.
- The distribution of concentrations of VOCs, SVOCs and RCRA metals in groundwater exceeding the SWS have been defined to the Site boundaries. Dissolved lead was identified at monitoring well location SB-33/TMW-9 on the southwest corner of the building at concentration of 31.7 micrograms per liter (µg/L). The concentration exceeds the SWS for protected groundwater sources (15 µg/L). The remaining constituents were below the SWS or below the laboratory reporting limits.
- One private well listed as the Council Bluffs Community Schools is located within 1,000 feet of the Site.

Based on the findings and conclusions resultant of data collected during the Site Investigation and Characterization Report (SICR), the detected constituents of lead in surface soil presents a risk to human health and the environment. The SICR recommends a remedial action plan (RAP) and Soil Management Plan (SMP) to address environmental liabilities associated with the proposed Site redevelopment as single and/or multi-family residential and to mitigate risk to associated receptors and pathways to human contact (i.e., direct contact and inhalation, ingestion, water main and water service lines, vapor intrusion to sanitary sewers and enclosed space basement receptors). RAP recommendations may include construction of



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engineered barriers to prevent contact between humans and impacted soil and groundwater; over-excavation of shallow contaminated soils and disposal to a regulated facility; installation of active and passive vapor mitigation systems; construction of chemical resistant water mains and water service lines servicing the development and established environmental covenant or deed restriction prohibiting the construction of water supply wells on the Property.

#### **1.b. Revitalization of the Target Areas**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** The site now presents an opportunity for the city to cleanup and add much needed affordable housing within the established residential area that lies within the city's urban core. The city recently updated comprehensive plan, *Bluffs Tomorrow 2030*, which had an extensive community engagement process, identified the Former Reliance Battery Factory Site area as a prime location for affordable housing. Specifically, the plan states the following objective: "Minimize the encroachment of impacts from commercial areas, industrial uses, and rail corridors on adjacent neighborhoods through land use planning, screening, and buffering." The cleanup of the Former Reliance Battery Factory Site will meet this objective by cleaning up the Site to residential standards. It will allow for the creation of much needed affordable housing within the urban core and provide land use uniformity as the Former Reliance Battery Factory Site is surrounded by residential development. The *Bluffs Tomorrow 2030* plan has a neighborhoods and housing goal to "Enhance and maintain the city's neighborhoods to provide the housing, character, and supporting amenities to retain and attract residents to Council Bluffs." The proposed single-family or attached two-family development aligns with the *Bluffs Tomorrow 2030* goal while maximizing the number of units on the Site. The redevelopment plan, as determined by the project partners calls for eight to twelve units depending on layout. Fifty-one percent of all the units will be marketed to 80% or below of the median family income providing necessary workforce housing. The development of 8-12 new residential units will provide at least **\$867,600** in new assessed valuation for the neighborhood. With a median price of **\$116** per square foot, a 900 square foot home (comparable to surrounding homes) would bring **\$104,400** in construction costs per unit or **\$835,200 to \$1,252,800 total**.

**b.ii. Outcomes and Benefits of Reuse Strategy:** The environmental cleanup of the Former Reliance Battery Factory, located adjacent to an opportunity zone, into housing will result in the development of 8 to 12 new residential units. At least 51% (4-7 units) will be sold to LMI households at or below 80% of the median family income providing desperately needed workforce housing. The Council Bluffs Distressed Housing Community Study completed in July 2021, concluded that Council Bluffs needs to stimulate new construction, redevelopment and rehabilitation to meet the needs of current and potential future residents. The Former Reliance Battery Factory development will provide nearly **\$1 million** in new assessed value in an urban neighborhood prime for revitalization. Not only will this clean up the Site and protect surrounding residents, especially the children, from contamination encroachment from the Site, but it will also spur additional investment within the Target Area. This new residential development will result in a high-quality, healthy living environment for residents through the incorporation of green and sustainable building methods/materials. Energy efficiency practices will allow for lower utility costs for residents, as the city encourages the use of energy efficiencies and green development in all redevelopment projects. This redevelopment strategy puts residents near their likely places of employment minimizing transportation as a barrier to elevating quality of life outcomes. Additional green measures such as rain gardens, rain barrels, and native plantings will be incorporated where possible for stormwater management. In addition, this residential development has the ability to attract and sustain much needed workforce in the area. Available affordable housing for workforce remains a monumental impediment to expanded economic development in most Midwest communities, and Council Bluffs is no exception.

#### **1.c. Strategy for Leveraging Resources**



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**1.c.i. Resources Needed for Site Reuse:** The City of Council Bluffs has a proven experience with securing funding for successful redevelopment efforts within the Target Area. The South Expressway Corridor is a redevelopment priority for the city and substantial financial and programmatic resources have been and will continue to be allocated to this area. These previous and future resources include both public sector, private sector and foundation funding. Resources secured and committed to the Target Area to date is as follows:

Southwest Expressway Area Local Leverage (Actual Funding Secured)							
Location	CDBG	NSP	Local	Waterworks	IDOT	IDNR	Total
22 <sup>nd</sup> Ave. & S. 6 <sup>th</sup> St.: Acquisition & Demo	\$279,217	\$225,000	\$13,205				\$517,422
6 <sup>th</sup> Street Reconstruction (9 <sup>th</sup> to 12 <sup>th</sup> Ave.)			\$875,000				\$875,000
7 <sup>th</sup> St. fiber optics (10 <sup>th</sup> to 19 <sup>th</sup> Ave.)			\$100,000				\$100,000
8 <sup>th</sup> St. and 12 <sup>th</sup> Ave. (street, water, sanitary, storm sewer)				\$118,246			\$118,246
Indian Creek Trail (Sunset Park to South Expressway)			\$850,000				\$850,000
Levee Accreditation			\$10,983,751				\$10,983,751
Railroad Track Removal					\$150,000		\$150,000
813 22 <sup>nd</sup> Ave (site acquisition & ESA)	\$159,220					16,020	\$175,240
813 22 <sup>nd</sup> Ave (building demolition)	\$89,800						\$89,800
813 22 <sup>nd</sup> Ave (housing development)	\$340,780						\$340,780
8 <sup>th</sup> Street from 19 <sup>th</sup> Ave to 23 <sup>rd</sup> resurfacing, curb and gutter.			\$250,000				\$250,000

**1.c.ii. Use of Existing Infrastructure:** The Site is an infill lot that is attractive to developers of the affordable housing due to the existing public and private infrastructure (water, sewer, stormwater, electricity, natural gas, streets) already serving the lot. The exiting utilities will be able to easily handle the demand from the planned housing development (8 to 12 housing units). The new affordable housing development will incorporate green/sustainable building and stormwater management practices into the redevelopment of the Site, where feasible.

**2. Community Need and Community Engagement**



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## 2.a. Community Need

2.a.i. The Community's Need for Funding: This grant will provide the necessary funding to clean up the Site to residential standards. Council Bluffs has a household income 20% lower than the Omaha Metro and 10% lower than the State of Iowa and with a population under 65,000, faces the task of handling several urban issues (high poverty, lower household income) while grappling with older housing, commercial and industrial building stock. The city also is contending with aging infrastructure and poor aesthetics of commercial and retail areas which further dampens reinvestment. Due to differences in commercial taxes between Iowa and Nebraska and property taxes between the city and Pottawattamie County, new development must be heavily subsidized to attract investment. The Former Reliance Battery Factory Site desperately needs to be cleaned up. The city has already invested \$175,000 for acquisition and environmental site assessments of the Site and has \$325,000 allocated to subsidize the residential development for a total city investment of

\$500,000 but lacks the necessary fund to complete the necessary soil cleanup. The Site currently sits vacant and poses adverse environmental impacts on the surrounding neighborhood reducing property values, and negatively impacting reinvestment, throughout the Target Area. Site redevelopment that is anticipated to bring up to **\$1.2 million in new construction** and nearly **\$1 million in new assessed** neighborhood valuation is key to raising the surrounding property values.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The identified sensitive populations (children and seniors) within the Target Area (Census Tract 308) make up 57% of the total population. Seniors make up 29% while children make up 28% of the population (2014-2018 American Community Survey 5-Year Estimates). With 17.8% of the population below the poverty level (HUD Community Planning Division Maps), over 10% of households within the Target Area receive food stamp assistance (2018 ACS 5-Year). The Target Area is indicated on the USDA Food Access Research Atlas as low-income census tract where a significant number of residents are one mile from the nearest supermarket. This designation indicates reduced access to fresh and healthy food options for the sensitive populations within the Target Area. Additionally, within Pottawattamie County (lowest level of data available), according to the Iowa Public Health Tracking (IPHT) program, roughly 1% of the 1,042 children screened were confirmed to have an elevated blood lead (EBL) level. Therefore, it is estimated that approximately 10 children are EBL cases within the target area. These children will have to continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged, as children can be exposed to lead in soil by touching, breathing, or playing in lead contaminated soil. The redevelopment of the Former Reliance Battery Factory into affordable housing will create additional housing and job opportunities within the Target Area. This Site will serve as a catalyst for other redevelopment projects within the Target Area.

(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions: The proposed EPA cleanup grant funding will allow the city to remediate this contaminated Site that could be contributing to less healthy conditions within the City of Council Bluffs. According to the County Health Rankings & Roadmap program, Pottawattamie County ranked 88<sup>th</sup> of Iowa's 99 counties in terms of health outcomes (1 best to 99 worst). The rankings include health factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income inequality, and teen births. Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact area individuals. Several recent health studies indicate exposure to carcinogens in the great Council Bluffs area is higher than other communities and counties in Iowa. A University of Iowa study entitled *2018 Cancer in Iowa* report listed Pottawattamie County as being one of the top eight counties in Iowa for estimated number of deaths attributed to cancer. The National Cancer Institute (NCI) lists Pottawattamie County cancer incidence rates (including all races, all ages, and both sexes) in Iowa from 2012-2016 (<http://statecancerprofiles.cancer.gov>) as 481, which is higher than the U.S. rate of 449 per 100,000. According to the State Health Registry of Iowa, the estimated number of new cancers in



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Pottawattamie County in 2018 was 530 and estimated number of cancer deaths in the county was 200. According to the EPA EJSCREEN, the Target Area is in the 71<sup>st</sup> percentile for cancer risk compared to the rest of Iowa.

**(3). Disproportionately Impacted Populations:** The Target Area is characterized by a household median income that is over \$12,000 lower than the Nation’s household income. Within the Target Area 23.5% of households are receiving supplemental social security income, public assistance, or food stamps (2014-2018 American Community Survey 5-Year Estimates). As evident by the data, the Target Area has sensitive populations that may be more susceptible to the hazardous contaminants of this brownfields Site. The Target Area population has environmental justice challenges and disproportionately share the negative environmental consequences that include above the 50<sup>th</sup> percentile in the State for PM 2.5, Ozone, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Lead Paint Indicator, and Wastewater Discharge Indicator according to the EPA EJScreen Report. This Site is surrounded by residential housing, the cleanup of the Site will allow for land use conformity with the redevelopment of affordable housing. This grant funding critical for the reduction of environmental threats at the Site by facilitating the identification and reduction of threats to the disproportionately impacted populations in the target area.

**2.b. Community Engagement**

**2.b.i Project Involvement:** The Council Bluffs City Council approved the EPA cleanup grant application process **(Resolution 21-XXX) at the November 8, 2021, City Council meeting.** Draft versions of the brownfield cleanup grant application and associated Analysis to Brownfield Cleanup Alternatives (ABCA) were available for public comment. The resolution affirms that the well-being of the community is an important part of the upholding the public interest and trust. Project involvement may be provided by a broad and diverse group of entities including but not limited to community organizations, property owners, developers, and the public.

**2.b.ii. Project Roles:**

Name of Organization/Entity/Group	Point of Contact (name/email/phone)	Specific Involvement in the Project or Assistance Provided
Iowa Department of Natural Resources	Name: Mel Pins Email: <a href="mailto:Mel.pins@dnr.iowa.gov">Mel.pins@dnr.iowa.gov</a> Phone: 515.725.8344	Provide input on cleanup and additional grant funding for cleanup if necessary
Council Bluffs Community Development	Name: Brandon Garrett Email: <a href="mailto:bgarrett@councilbluffs-ia.gov">bgarrett@councilbluffs-ia.gov</a> Phone: 712.890.5356	Administer CDBG and Home funding and lead public engagement for affordable housing.
Pottawattamie County Public Health Department	Name: Matt Wyant Email: <a href="mailto:matthew.wyant@pottcounty.ia.gov">matthew.wyant@pottcounty.ia.gov</a> Phone: 712.328.5792	Assist with answering health related questions regarding contaminants of concern.
Neighbor-Works Home Solutions	Name: Leslie Coleman Email: <a href="mailto:lcoleman@nwhomesolutions.org">lcoleman@nwhomesolutions.org</a> Phone: 712.328-6602	The city has a long successful partnership with NeighborWorks in creating quality affordable housing. NeighborWorks is a potential developer for the redevelopment of the Site.
General Public – Target Neighborhood around the Former Reliance Battery Factory		Provide feedback regarding cleanup and redevelopment of the Site.



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2.b.iii. Incorporating Community Input: The city recognizes the importance of community involvement activities and the role they play in building social strength and stability. This will be especially true for the neighborhood surrounding the Former Reliance Battery Factory, which is why the city has actively been engaging residents throughout the process. Most recently, on November 8, 2021, the city hosted a public meeting to share and solicit feedback on the draft EPA Cleanup Grant application and the draft ABCA. In addition, the city actively engages community participation and involvement in all phases of the redevelopment within the South Expressway Corridor (target area) area. This was especially true during development of the *Bluffs Tomorrow 2030* Plan. As the cleanup moves forward on the Former Reliance Battery Factory Site information on the project schedule, drafts, and final versions of reports (including cleanup plan and redevelopment plan), options for comment and feedback will be made available on a created Council Bluffs Brownfields website. This website will also inform citizens how the EPA has positively assisted the city with cleaning up and redeveloping this Site. The city will host at least two open house events (in person and/or virtual) to keep interested citizens and neighborhood residents apprised about the project progress and to solicit community input. Input from each open house event will be recorded and incorporated where appropriate. Open house events will be published in the local newspaper and posted on the city’s website including the brownfields website, as well as posted in public buildings such as City Hall, the public library and at the Site. Social media outlets such as Facebook and Twitter will serve as another forum to keep citizens aware of this important endeavor. The city plans to make available material in other languages as necessary for non-English speaking residents. The combination of these community input actions will provide an opportunity to update and engage residents on the progress of the city’s historically successful (i.e., Phoenix Award Winner for International Harvester Loft Cleanup and Redevelopment) and ongoing brownfields program. Is there room to mention the community meetings we hosted for the FY20 Assessment Grant?

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

**3.a. Proposed Cleanup Plan**

The Site was found to have high levels of lead contaminated soil. The preferred alternative plan is to excavate 7,000 cubic yards of lead contaminated surface soil and dispose of the contaminated soil at an approved facility offsite. The city will competitively procure the services of a Qualified Environmental Profession (QEP) in accordance with grant requirements to oversee the response actions of this project. The city will require the QEP to be experienced with EPA Brownfields Cleanup projects. In addition, the city will utilize a competitive procurement process to procure the cleanup contractor that will be tasked with the removal of the lead contaminated soil and replacement with clean fill.

**3.b. Description of Tasks/Activities and Outputs**

3.b.i/3.b.ii./3.b.iii/3.b.iv. Project Implementation/Anticipated Project Schedule/ Task/Activity

Lead/Outputs:

Task 1: Cooperative Agreement Oversight
i. Project Implementation: Cooperative Agreement Oversight will be conducted by the City of Council Bluffs and will include but is not limited to general grant management, QEP procurement and oversight, ensuring reporting requirements are met, budget and invoice reconciliation, ACRES reporting and overall planning and coordination of cleanup activities.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task/Activity Lead(s): Dessie Redmond with assistance from the QEP



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iv. Output(s): <ul style="list-style-type: none"> <li>• Workplan</li> <li>• Quarterly, Annual and Final Document Closeout Reporting</li> <li>• Monthly Funding Draws Prepared/Reconciled and Submitted to EPA</li> <li>• Project Scopes of Work</li> </ul>
<b>Task 2: Community Engagement/Outreach</b>
i. Project Implementation: This task includes conducting community engagement activities to inform the public on cleanup plans and implementation while providing opportunities for the community to provide feedback; outreach with the neighborhood; and developing/updating project website and printed materials.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): <ul style="list-style-type: none"> <li>• Two Public Meetings</li> <li>• Project Website</li> <li>• Neighborhood Meeting</li> <li>• Print Material</li> </ul>
<b>Task 3: Cleanup Planning</b>
i. Cleanup planning will include finalizing the ABCA document, preparing the Quality Assurance Project Plan for confirmation sampling, and negotiating and receiving the necessary regulatory approvals. Cleanup specification documents will be submitted to EPA and/or IDNR for approval prior to obtaining bids from qualified cleanup contractors. Following the acceptance of these documents, the city will initiate a competitive selection process and contract with a qualified cleanup contractor to implement the response activity.
ii. Anticipated Project Schedule: Quarters 2-4
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): <ul style="list-style-type: none"> <li>• Final ABCA</li> <li>• Quality Assurance Project Plan</li> <li>• NHPA/Section 106 Compliance</li> <li>• Technical Specifications for site cleanup</li> <li>• Remediation Contract</li> </ul>
<b>Task 4: Site Cleanup</b>
i. This task includes but is not limited to, correspondence with the QEP and cleanup contractor, providing minimal site prep and providing site security during cleanup.
ii. Anticipated Project Schedule: Quarters 5-8
iii. Task/Activity Lead(s): Dessie Redmond and QEP
iv. Output(s): <ul style="list-style-type: none"> <li>• Site cleaned up</li> <li>• Cleanup monitoring of the Site</li> <li>• Post Soil Removal Action Cleanup Report</li> </ul>

**3.c. Cost Estimates**

3.c.i/ii./iii. Development of Cost Estimates/Application of Cost Estimates/Eligibility of Cost Share Activities:  
 The table below shows the budget for the project followed by a description of how costs for each task were developed. The city will provide a cost share of 20% (\$100,000) utilizing CDBG Funds designated for this Site. The city will cover any indirect costs. Cost estimates were developed based on the SICR data.

Budget Categories	Project Tasks				Total
	Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup Planning	Task 4 Cleanup	



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Direct Costs	Personnel <sup>1</sup>	\$7,500	\$2,500	\$1,900	\$2,000	\$13,900
	Travel <sup>2</sup>	\$2,500	\$0	\$0	\$0	\$2,500
	Contractual <sup>3</sup>	\$15,000	\$10,000	\$31,600	\$525,650	\$582,250
	Other <sup>4</sup>	\$250				\$250
Total Direct Costs		\$25,750	\$13,000	\$33,600	\$527,650	\$600,000
Total Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Federal Funding		\$25,750	\$13,000	\$33,600	\$427,650	\$500,000
Cost Share (20%)		\$0	\$0	\$0	\$100,000	\$100,000
Total Budget		\$25,750	\$13,000	\$33,600	\$527,650	\$600,000

**Budget Allocation:**

<sup>1</sup>Average salaries Director, Manager, & Planner (\$48.04 personnel per hour and \$19.11 per hour for fringe benefits) \*208hrs\* \$67.16 \$13,900 (round down) <sup>2</sup>Travel was based on average costs for five day travel from Council Bluffs to a major metropolitan city for national brownfields conference ((airfare average=\$500) (mileage to airport 26 miles\*0.56 per mile=\$15 (round up)) (airport parking 5 days\*\$20=\$100) (hotel \$250\*5 nights =\$1,250) (meals based on federal per diem rates for a major city (6\*\$60=\$360)) and mileage to meetings outside Council Bluffs (490\*\$0.56=\$275 (round up)) <sup>3</sup>Contractual includes (landfill disposal of 6000 tons at a rate of \$43.50 = \$261,000.00) (Landfill trucking estimated at 280 hours at \$140 per hour = \$39,200) (Clean fill import of 6000 tons at \$20.00 per ton = \$120,000.00) (Clean fill trucking at 280 hours at a rate of \$140 per hour = \$39,200.00) (Equipment rental (backhoe/skid steer/loader and labor estimated to take 100 hours at an hourly rate of \$500 per hour = \$50,000.00) (QEP oversight, cooperative agreement oversight, community engagement and cleanup planning activities estimated at 486 hours at \$150 per hour =\$72,850 (rounded down). <sup>4</sup>Other-conference registration at \$250. The city will not charge indirect costs.

**3.d. Measuring Environment Results:** The city of Council Bluffs will develop a detailed workplan for implementing planned outputs under the proposed grant. The workplan will detail key milestones within the grant period documenting and communicating outputs and outcomes to the public, EPA Region 7, and other partners with all progress detailed in quarterly reports and the city’s brownfields website. Prior to the completion of each quarterly, the Brownfields Coordinator will review and evaluate the project progress and take any necessary corrective actions should the schedule fall behind. Corrective actions may include holding weekly meetings/conference calls to all parties working on the grant as they occur. Lastly, the city will utilize the ACRES database to report, document, and track information such as job creation, dollars leveraged, properties cleared for redevelopment, and exposure risks reduced/eliminated. These statistics will also be communicated to the IDNR, project partners, and public.

**4. Programmatic Capability and Past Performance**

**4.a. Programmatic Capability**

**4.a.i./4.a.ii./4.a.iii. Programmatic Capability/Organizational Structure/Description of Key Staff/ Acquiring Additional Resources:** The city has the necessary organizational structure and capacity to successfully administer the grant as demonstrated by the successful implementation of previous brownfield grants. Mr. Brandon Garrett, City of Council Bluffs Community Development Director, Ms. Courtney Harter, City of Council Bluffs Housing and Economic Development Manager, and Ms. Dessie Redmond, City of Council Bluffs Housing & Economic Development Planner will be responsible for management of the grant. This management team is efficient, and their level of expertise, qualifications, and experience will result in timely successful expenditure of funds completing all technical, administrative, and financial grant requirements, as demonstrated previously. Mr. Garret is responsible for the overall administration of the Community Development Department. Ms. Harter is, responsible for administering the city’s EPA Brownfields Program and assisting with the management of the Community Development Block Grant (CDBG) and HOME Programs. Ms. Redmond will be the City’s EPA Brownfields Project Manager and is responsible for program



City of Council Bluffs

U.S. EPA Brownfields Cleanup Application

implementation including the CDBG and HOME programs. The Council Bluffs’ Community Development Department has extensive experience in efficiently and effectively managing federal and state grants. This includes \$1,400,000 in U.S. EPA Brownfields Grants and approximately \$2,000,000 annually in CDBG and HOME funds and program income. In recent years, the city has secured funding from the State of Iowa: \$3,000,000 for 125 West Broadway Mixed Use Redevelopment, \$2,500,000 for Gunn Elementary School/Linden Place Apartments, and \$3,500,000 from the Iowa DOT on three infrastructure grants for S. 24<sup>th</sup> Street reconstruction, River’s Edge Infrastructure, and Gifford Road reconstruction. U.S. Department of Housing and Urban Development has awarded \$2,300,000 to the city for programs to protect children and families from lead-based paint and other home health hazards. Finally, this spring the city was awarded a \$300,000 U.S. EPA Brownfields Community-Wide Assessment Grant.

The city will acquire additional technical expertise and resources through the service of a qualified EPA brownfield experienced QEP, subject to a competitive selection process. The QEP will assist with project management, community engagement, cleanup planning, and Site cleanup activities. The city has implemented this resource acquisition process successfully on previous brownfield grant resulting in achievement of all cooperative agreement objectives. The city has a significant history working closely with the executive officer of the Iowa Brownfield Program to provide technical expertise and advise.

**4.b. Past Performance and Accomplishments**

4.b.i./4.b.i.(1)/4.b.i.(2). Currently Has or Previously Received an EPA Brownfields Grant/Accomplishments/Compliance with Grant Requirements: Council Bluffs has demonstrated a unique ability to quickly return properties to a productive reuse. The EPA has awarded the City of Council Bluffs seven Brownfields Grants totaling \$1.5 million over twelve years and was recognized with a prestigious Phoenix Award for their brownfields-related accomplishments. This includes three Assessment Grants in 2005, 2013, and 2020, single site Cleanup Grants in 2009 and 2011, and a Brownfield Area Wide Planning Grant in 2016. The table provides a summary of Council Bluffs’ previous grant accomplishments. The 2020 Assessment Grant began October 1, 2020, and the city is currently on track with meeting the workplan objectives and expending funding by September 30, 2023. City officials are committed to continuing to report future accomplishments in ACRES to the EPA even beyond the grant period to support the EPA Brownfields program. For each of the closed EPA brownfields grants the City of Council Bluffs was compliant with the grant workplan, schedule and terms and conditions, had a history of timely reporting for quarterly reports and other grant deliverables, was up to date with all ACRES reporting and expended funds.

Year & Grant Type	Accomplishment
2013 Community-wide Assessment	The grant was used to conduct 15 Phase I and seven Phase II ESAs within the historically industrial West Broadway Corridor.
2011 Cleanup	Cleanup funding was utilized to cleanup metals, organic contaminants, and other hazardous materials the former 3.8-acre site of the Katelman Foundry Site along 2 <sup>nd</sup> and 3 <sup>rd</sup> Avenues and 11 <sup>th</sup> Street.
2009 Cleanup	Grant funds were used to cleanup polynuclear aromatic hydrocarbons, metals, and volatile organic compounds at the former International Harvester Building-West at 1001 South Sixth Street.
2008 Hazardous Assessment	Funding was used to preform 10 Phase I and six Phase II ESAs in the South Main Target Area.
2008 Petroleum Assessment	Petroleum grant funds were used to conduct Phase I and Phase II ESAs at sites with petroleum contamination.
2005 Hazardous Assessment	Conducted Phase I and Phase II ESAs for sites contaminated with hazardous substances in the South Main Target Area.



City of Council Bluffs  
U.S. EPA Brownfields Cleanup Application

2005 Petroleum Assessment	Conducted Phase I and Phase II ESAs for sites contaminated with petroleum substances in the South Main Target Area.
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**RESOLUTION NO. 21-**

**RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS CLEANUP GRANT APPLICATION**

WHEREAS, EPA establishes the Brownfields Cleanup Grant Program and has announced funding availability under said Program; and

WHEREAS, the City is an eligible applicant with a proven track record of successfully implementing Funding under said Program; and

WHEREAS, the former Reliance Battery Factory located at 813 22<sup>nd</sup> Avenue has known contamination and presents a health hazard to Council Bluffs residents; and

WHEREAS, the U.S. EPA Brownfields Cleanup Grant program is a source of funding to cleanup existing contaminants; and

WHEREAS, the City Council has reviewed the request and found it to be in the best interest of the City.

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

Section 1. The City staff and Mayor is hereby authorized to prepare and submit a U.S. EPA Brownfields Cleanup Grant Program application in the amount of \$500,000 to assist with the removal of hazardous conditions at the former Reliance Battery Factory.

Section 2. The City commits \$100,000 in Community Development Block Grant dollars as the required local match.

Section 3. The Council hereby authorizes staff to accept the award if granted and sign necessary agreements to execute an award.

ADOPTED  
AND  
APPROVED \_\_\_\_\_, 2021

\_\_\_\_\_  
Matthew J. Walsh Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush City Clerk

**RESOLUTION NO. 21-325**

**RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS CLEANUP GRANT APPLICATION**

WHEREAS, EPA establishes the Brownfields Cleanup Grant Program and has announced funding availability under said Program; and

WHEREAS, the City is an eligible applicant with a proven track record of successfully implementing Funding under said Program; and

WHEREAS, the former Reliance Battery Factory located at 813 22<sup>nd</sup> Avenue has known contamination and presents a health hazard to Council Bluffs residents; and

WHEREAS, the U.S. EPA Brownfields Cleanup Grant program is a source of funding to cleanup existing contaminants; and

WHEREAS, the City Council has reviewed the request and found it to be in the best interest of the City.

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

Section 1. The City staff and Mayor is hereby authorized to prepare and submit a U.S. EPA Brownfields Cleanup Grant Program application in the amount of \$500,000 to assist with the removal of hazardous conditions at the former Reliance Battery Factory.

Section 2. The City commits \$100,000 in Community Development Block Grant dollars as the required local match.

Section 3. The Council hereby authorizes staff to accept the award if granted and sign necessary agreements to execute an award.

ADOPTED  
AND  
APPROVED

November 8, 2021, 2021

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Matthew J. Walsh Mayor

ATTEST:

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Jodi Quakenbush City Clerk

## Council Communication

Department: Legal  
Case/Project No.:  
Submitted by: Graham Jura

Resolution 21-326  
ITEM 6.K.

Council Action: 11/8/2021

### Description

Resolution amending the City Personnel Policy by Creating a New Policy No. 215 “Residency Requirement”.

### Background/Discussion

It was requested that City Personnel develop a policy that requires Directors of Departments/Dept. Heads and the Chief of Staff to reside within the city limits of Council Bluffs. This policy outlines what the city limits are and addresses other issues related to the promotion/transfer of employees and any expenses associated with relocation.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
DRAFT Policy 215	Other	11/1/2021
Resolution 21-326	Resolution	11/3/2021

**RESIDENCY REQUIREMENT**

Council approval: DRAFT

POLICY: 215

# Pages: 1

**POLICY:**

It is the policy of the City to require those employed at a Department Head or Chief of Staff level to reside within Council Bluffs City limits. Violation of this policy shall subject employees to disciplinary action up to and including termination.

**APPLICABILITY:**

All Department Heads and the Chief of Staff.

**DEFINITION:**

The term “City limits” as used in this policy means a property within the city limit of Council Bluffs that is subject to city taxation and which establishes the resident as an eligible elector in City elections.

**PROCEDURE:**

1. All Department Heads, as well as the Chief of Staff, must reside in City limits during the tenure of their employment with the City.
2. Employees hired into a Department Head or Chief of Staff position may have six (6) months from the original hire date to relocate to a residence within City limits.
3. Those hired into a Department Head or Chief of Staff role prior to November 8, 2021, shall not be subject to this policy.
4. If the employee’s appointment to a Department Head or Chief of Staff role is the result of a promotion or transfer, he or she shall not be subject to this policy.
5. Extensions of up to ninety (90) days may be granted with prior approval of a majority of the City Council, but shall not exceed two (2) extensions in total. Requests for extensions must be made no later than thirty (30) days prior to the date the extension is needed.
6. The City shall not be responsible for any relocation benefits and/or expenses.

**RESOLUTION NO. 21-326**

**A RESOLUTION AMENDING THE CITY PERSONNEL POLICY BY CREATING A NEW POLICY NO. 215 “RESIDENCY REQUIREMENT.”**

**WHEREAS,** the City Personnel Policy has been reviewed and it has been determined that these policies should be amended to require all Department Heads, and the Chief of Staff, to reside within the city limits of Council Bluffs, Iowa; and

**WHEREAS,** This policy is deemed to be in the best interest of the City of Council Bluffs, Iowa

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

That Personnel Policy No. 215 “Residency Requirement” is hereby created and adopted and the City Personnel Policy will be updated accordingly.

ADOPTED  
AND  
APPROVED

November 8, 2021.

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest:

\_\_\_\_\_  
JODI QUAKENBUSH City Clerk

## Council Communication

Department: City Clerk  
Case/Project No.:  
Submitted by:

Liquor Licenses  
ITEM 7.A.

Council Action: 11/8/2021

<b>Description</b>
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- |  |
|--|
| 1. Council Bluffs Sinclair, 1305 N 25th Street<br>2. Texas Roadhouse, 3231 S 24th Street |
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<b>Background/Discussion</b>
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Neither establishment has had any alcohol related incidents or arrests this licensing period.
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<b>Recommendation</b>
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**ATTACHMENTS:**

Description	Type	Upload Date
Liquor Licenses, 11.8.21	Other	11/2/2021

Council Bluffs Sinclair- LE0002516  
Premise Street : 1305 N 25th Street

Application Number : App-149208

Class E Liquor License

Application Type Renewal	Tentative Effective Date 2021-10-28	Tentative Expiration Date 2022-10-27	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Shiv Shakti LLC
Privileges and Sub Permits Sunday Service			

<input checked="" type="checkbox"/> RE-APPROVAL FOR SPECIAL EVENT
POLICE <u>CM</u> Local Amt _____
FIRE <u>AF</u> Endorsed _____
BUILDING <u>SC</u> Issued _____
ZONING <u>CS</u> Expires _____
Council <u>11-8-21</u>

Texas Roadhouse- LC0037971  
Premise Street: 3231 South 24th Street

Application Number : App-149453

Class C Liquor License

Application Type Renewal	Tentative Effective Date 2021-11-08	Tentative Expiration Date 2022-11-07	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Texas Roadhouse Holdings LLC

Privileges and Sub Permits

<input checked="" type="checkbox"/>	RENEWAL	<input type="checkbox"/>	NEW	<input type="checkbox"/>	SPECIAL EVENT
POLICE	<i>am</i>	Local Amt	_____		
FIRE	<i>AF</i>	Endorsed	_____		
BUILDING	<i>SC</i>	Issued	_____		
ZONING	<i>10</i>	Expires	_____		
		Council			<i>11.8.21</i>