(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED EAST MANAWA INDUSTRIAL URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE CITY OF COUNCIL BLUFFS, STATE OF IOWA

The City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on October 9, 2023 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed East Manawa Industrial Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Council Bluffs, State of Iowa.

The Urban Renewal Area contains the land legally described as follows:

LEGALLY DESCRIBED AS ALL OF LOT 22 OF GETHSEMANE GARDENS IN THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 18; THENCE SOUTH 89°50'45" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 757.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY; THENCE SOUTH 44°04'53" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, 73.72 FEET; THENCE SOUTH 3°58'49" EAST, 276.65 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 1815.00 FEET, WHOSE ARC LENGTH IS 600.62 FEET,, AND WHOSE CHORD BEARING IS SOUTH 6°19'57" WEST, 597.88 FEET; THENCE SOUTH 16°23'50" WEST, 39.82 FEET; THENCE NORTH 74°32'14" WEST, 65.00 FEET; THENCE SOUTH 16°23'50" WEST, 171.35 FEET; THENCE SOUTH 1°41'50" WEST, 266.88 FEET; THENCE SOUTH 16°41'02" WEST, 686.69 FEET; THENCE SOUTH 52°05'43" EAST, 9.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY; THENCE SOUTH 31°05'32" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, 683.73 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°51'51" WEST ON SAID SOUTH LINE, 107.16 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE CONTINUING SOUTH 89°51'51" WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 68.45 FEET; THENCE NORTH 59°12'19" WEST, 71.22 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 108.16 FEET, AND WHOSE CHORD BEARING IS NORTH 74°35'43" WEST, 106.85 FEET; THENCE SOUTH 89°50'53" WEST, 1127.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 340.43 FEET, AND WHOSE CHORD BEARING IS NORTH 41°23'32" WEST, 300.80 FEET; THENCE NORTH 7°19'50" EAST, 218.90 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 85.95 FEET, AND WHOSE CHORD BEARING IS NORTH 3°52'19" EAST, 85.89 FEET; THENCE NORTH 0°19'39" EAST, 276.39 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 86.15 FEET, AND WHOSE CHORD BEARING IS NORTH 5°15'17" EAST, 86.04 FEET; THENCE NORTH 10°11'17" EAST, 1707.04 FEET TO A POINT

ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°44'40" EAST ON SAID NORTH LINE, 1231.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 120.74 ACRES (5,259,268 S.F.) MORE OR LESS. AND ALL OF THE EAST MANAWA DRIVE AND LATERAL 5 RIGHT-OF-WAY LYING ADJACENT TO LOT 22 OF GETHSEMANE GARDENS, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Council Bluffs, Iowa.

The City of Council Bluffs, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2023.

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City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

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