(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED EAST MANAWA DRIVE HOUSING 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 September 9, 2024 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed East Manawa Drive Housing Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Council Bluffs, State of Iowa.

The East Manawa Drive Housing Urban Renewal Area is proposed to contain the land legally described as follows:

Part of the NW ¼ NW ¼ of Section 18-74-43, lying west of Lateral 5, and except City right-of-way and Highway 275/92 right-of-way, all in the City of Council Bluffs, Pottawattamie County, Iowa
AND
Part of the SW1/4 NW1/4 of Section 18-74-43, lying West of Lateral 5, all in the City of Council Bluffs, Pottawattamie County, Iowa
AND
Part of the SE1/4 NW1/4 of Section 18-74-43, lying West of Lateral 5, all in the City of Council Bluffs, Pottawattamie County, Iowa.
AND
All of the SE ¼ NE ¼ of Section 13-74-44, City of 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 stimulate, through public involvement and commitment, private investment in housing and residential development 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 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 _____, 2024.

_____
City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

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