(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED 2024 AMENDMENT TO THE BLUFFS CENTER I URBAN RENEWAL PLAN FOR AN 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 November 4, 2024 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed 2024 Amendment to the Bluffs Center I Urban Renewal Plan (the "Amendment") concerning the Bluffs Center I Urban Renewal Area in the City of Council Bluffs, State of Iowa, which Urban Renewal Area is generally described as follows:

Beginning at the intersection of the westerly Right-of-Way line of Pearl Street and the existing centerline of Willow Avenue; thence northwesterly along said centerline of Willow to the existing centerline of South 8th Street; thence northerly along said centerline of South 8th Street to the existing centerline of 2nd Avenue; thence westerly along said centerline of 2nd Avenue to a point on the easterly right-of-way line of the Chicago Northwestern Railroad; thence northerly along said railroad right-of-way to the existing centerline of Avenue B; thence easterly along said centerline of Avenue B to the existing centerline of North 8th Street; thence north along said centerline of North 8th to the centerline of Washington Avenue; thence easterly and southeasterly along said centerline of Washington Avenue to a point on the north right-of-way line of Kanesville Boulevard; thence northeasterly along the northerly right-of-way line of Kanesville Boulevard to its intersection with the westerly right-of-way line of Oakland Avenue; thence northerly along the westerly right-of-way line of Oakland Avenue, 130 feet; thence easterly across Oakland Avenue to a point on the easterly right-of-way line of Oakland Avenue, said point being 130 feet north of the northerly right-of-way line of Kanesville Boulevard; thence continuing east-northeasterly along a line being 130 north of and parallel with the north right-of-way line of Kanesville Boulevard to the easterly right-of-way line of North Second Street; thence southerly along the easterly right-of-way line of North Second Street to its intersection with the north right-of-way line of Kanesville Boulevard; thence easterly along the northerly right-of-way line of Kanesville Boulevard to its intersection with the easterly right-of-way line of Benton Street; thence southeasterly across Kanesville Boulevard along the easterly right-of-way line of Benton Street to its intersection with the northerly right-of-way line of Broadway; thence southeasterly across Broadway to the southerly right-of-way line of Broadway; thence southwesterly along the southerly right-of-way line of Broadway to the easterly right-of-way line of Stutsman Street; thence southeasterly along the easterly right-of-way line of Stutsman Street, across Pierce Street to its intersection with the southerly right-of-way line of Pierce Street; thence southwesterly along the southerly right-of-way line of Pierce Street, across Pierce Street to its intersection with the easterly right-of-way line of Park Avenue; thence southeasterly along the easterly right-of-way line of Park Avenue 382.5 feet; thence

southwesterly across Park Avenue to the southeast corner of Lot 2, Original Plat 155; thence southwesterly along the south line of said Lot and the south line at Original Plats 160 and 163 and the southwesterly prolongation thereof to the westerly right-of-way line of Glen Avenue; thence northwesterly along the westerly right-of-way line of Glen Avenue to the southeastern corner of Lot 4, Purple's Subdivision; thence southwesterly along the south line of said Lot, and the prolongation thereof, to the east line of Lot 13, Original Plat 175; thence southeasterly along the easterly line of said Lot, 19 feet to the northeast corner of Original plat 239; thence southerly along the east line of said Lot, and the southerly prolongation thereof, 90 feet; thence northwesterly, on a line perpendicular to the easterly right-of-way line of Bluff Street, 36 feet; thence southerly on a line parallel to the easterly right-of-way line of Bluff Street, 178 feet; thence westerly on a line perpendicular to the easterly right-of-way line of Bluff Street, being along the south line of Original Plat 239, and also being along the north line of Lot 1, Block 1 in Jackson's Addition to the northeast corner of Lot 16, Block 1 Jackson's Addition; thence southerly along the easterly lines of Lots 16, 15, 14, 13, 12, 11, 10 and 9 in said Block 1 of Jackson's Addition and along its southerly prolongation, to a point on the southerly right-of-way line of Willow Avenue; thence northwesterly along the southerly right-of-way line of Willow Avenue to its intersection with the westerly right-of-way line Pearl Street; thence northerly along said westerly right-of-way line of Pearl Street to the centerline of Willow Avenue and the Point of Beginning.

A copy of the Amendment 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 Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further blight remediation of the Urban Renewal Area, the Amendment 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 Amendment 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 Amendment initially proposes no specific

public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment would add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment does not add land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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.

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City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

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