(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED 2024 AMENDMENT TO THE WEST BROADWAY 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 West Broadway Urban Renewal Plan (the "Amendment") concerning the West Broadway Urban Renewal Area in the City of Council Bluffs, State of Iowa, which Urban Renewal Area is generally described as follows:

ORIGINAL AREA

All land and right-of-ways within the area beginning at the center point of the intersection of West Broadway and 13th Street, then north along the centerline of 13th Street to the intersection of 13th Street and Avenue A, then west along the centerline of Avenue A to the intersection of Avenue A and 20th Street, then south along the centerline of 20th Street to the alley, then west along the centerline of the alley to 25th Street, then north along the centerline of 25th Street to the intersection of 25th Street and Avenue A, then west along the centerline of Avenue A to the intersection of Avenue A and 26th Street, then south along the centerline of 26th Street to the alley, then west along the centerline of the alley to 34th Street, then north along the centerline of 34th Street to the intersection of 34th Street and Avenue A, then westerly along the centerline of Avenue A to the intersection of Avenue A and the I-480 ramp, then westerly to the I-480 and West Broadway intersection, then easterly from the I-480, West Broadway intersection to the intersection of I-480 ramp and 1st Avenue, then east along the south edge of the 1st Avenue R.O.W. to the Indian Creek R.O.W., then north along the Indian Creek R.O.W. to the point of beginning.

2015 AMENDMENT AREA

All of the land and right-of-ways within the area beginning at the intersection of the north right-of-way line of Avenue A and the east right-of-way line of North 13th Street; thence south along the east right-of-way line of said North 13th Street 66 feet, more or less, to the north right-of-way line of Indian Creek; thence southerly along said north right-of-way line of Indian Creek to the south right-of-way line of 2nd Avenue; thence westerly along said south right-of-way line of 2nd Avenue 11,520 feet, more or less, to the east right-of-way line of Interstate 29; thence northerly along said east right-of-way line 1,170 feet, more or less, to a point on the north right-of-way line of Avenue ‘A’; thence east along said north right-of-way line 12,136 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

All land and right-of-ways within the area beginning at the center point of the intersection of West Broadway and 13th Street, then north along the centerline of 13th Street to the intersection of 13th Street and Avenue 'A', then west along the centerline of Avenue 'A' to the intersection of Avenue 'A' and 20th Street, then south along the centerline of 20th Street to the alley, then west along the centerline of the alley to 25th Street, then north along the centerline of 25th Street to the intersection of 25th Street and Avenue 'A', then west along the centerline of Avenue 'A' to the intersection of Avenue 'A' and 26th Street, then south along the centerline of 26th Street to the alley, then west along the centerline of the alley to 34th Street, then north along the centerline of 34th Street to the intersection of 34th Street and Avenue 'A', then westerly along the centerline of Avenue 'A' to the intersection of Avenue 'A' and the I-480 ramp, then westerly to the I-480 and West Broadway intersection, then easterly from the I-480, West Broadway intersection to the intersection of I-480 ramp and 1st Avenue, then east along the south edge of the 1st Avenue R.O.W. to the Indian Creek R.O.W., then north along the Indian Creek R.O.W. to 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 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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