ORDINANCE NO. 6614

ORDINANCE DESIGNATING THE 1ST AVE AND 17TH STREET SUBAREA OF THE COUNCIL BLUFFS CONSOLIDATED URBAN REVITALIZATION AREA FOR THE CITY OF COUNCIL BLUFFS, IOWA

WHEREAS, Iowa Code Chapter 404 (the "Urban Revitalization Act"), authorizes cities by ordinance to designate revitalization areas if such areas meet the criteria of the Urban Revitalization Act, pursuant to the procedural requirements of the Urban Revitalization Act; and

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, on April 1, 2024, the City of Council Bluffs, Iowa (the "City") adopted the Amended and Restated Consolidated Urban Revitalization Plan (the "Amended and Restated Plan" or "Plan") for the Council Bluffs Consolidated Urban Revitalization Area (the "Revitalization Area" or "Area"); and

WHEREAS, this Council subsequently adopted Ordinance No. 6603 designating the area included in the Revitalization Area; and

WHEREAS, on September 23, 2024, this Council adopted Amendment No. 1 to the Amended and Restated Plan ("Amendment") that designates additional land as an urban revitalization area, referred to as the 1st Ave and 17th Street Subarea of the Revitalization Area, as legally described herein, to be a new subarea of the Revitalization Area; and

WHEREAS, the Council has previously determined that the new urban revitalization area is a suitable revitalization area authorized by Iowa Code Chapter 404; and

WHEREAS, the continued revitalization of the Area, as amended, will enhance the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area and is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Area substantially meets the criteria of Iowa Code Section 404.1; and

WHEREAS, pursuant to the provisions of the Urban Revitalization Act, the City has adopted the Amendment, and now desires to amend Ordinance No. 6603 to designate the 1st Ave and 17th Street Subarea of the Revitalization Area as an urban revitalization area by ordinance.

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

Section 1. That, consistent with the adoption of the Amendment and in accordance with the provisions of the Urban Revitalization Act, the area legally described as follows is hereby designated as an urban revitalization area, as a subarea of the Council Bluffs Consolidated Urban Revitalization Area of the City of Council Bluffs, Iowa:

1st Ave & 17th Street Subarea

Lots 1-8, Block 4, Everetts Addition along with Lots 1-8, Block 26, Beer's Subdivision and the vacated east/west alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

Section 3. That Ordinance No. 6603 is hereby amended to include the 1st Ave & 17th Street Subarea, and that all other ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 4. That if any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 5. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 21th day of October, 2024.

_____
Mayor

ATTEST: _____
City Clerk

First Consideration: 9-23-24
Second Consideration: 10-7-24
Public Hearing: 10-7-24
Third Consideration: 10-21-24

I, Jodi Quakenbush, City Clerk of the City of Council Bluffs, County of Pottawattamie, State of Iowa, do hereby certify that the above and foregoing is a true copy of Ordinance No. 6614 passed and approved by the City Council of the City at a meeting held October 21, 2024, and published in the Daily Nonpareil on _____, 2024.

_____
City Clerk, Council Bluffs, Iowa

(SEAL)