AMENDMENT NO. 2

to the

OLD AIRPORT
URBAN RENEWAL PLAN

for the

OLD AIRPORT
URBAN RENEWAL AREA

COUNCIL BLUFFS, IOWA

Original Area – 2006
Amendment No. 1 – 2008
Amendment No. 2 – 2025

Amendment No. 2
to the
Old Airport Urban Renewal Plan
for the
Old Airport Urban Renewal Area

City of Council Bluffs, Iowa

INTRODUCTION AND HISTORY

The Old Airport Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Old Airport Urban Renewal Area ("Area" or "Urban Renewal Area") was adopted by the City of Council Bluffs (the "City") in February 2006, and was previously amended by an Amendment No. 1 in 2008. The Plan is being further amended by this Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment") to remove land from the Urban Renewal Area and to remove a voluntary termination date for the Plan and Area. This Amendment does not make any other changes to the Plan or Area.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan.

DESCRIPTION OF AREA

The land being removed from the Urban Renewal Area by this Amendment may be referred to as the "Amendment No. 2 Removal Area." The legal description of the Amendment No. 2 Removal Area is attached hereto as Exhibit A.

AREA DESIGNATION

The Urban Renewal Area, as amended, continues to be an economic development area that is appropriate for commercial and industrial development

DEVELOPMENT PLAN

The Urban Renewal Plan, as amended, and this Amendment, are in conformity with the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015, which is the City's general plan for the development of the City as a whole.

This Amendment does not in any way replace or modify the City's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan.

FINANCIAL DATA

1.	July 1, 2024 constitutional debt limit:	$354,283,045
2.	Current outstanding general obligation debt:	$71,190,000
3.	There is no proposed indebtedness to be incurred, as no urban renewal projects are proposed by this Amendment.	N/A

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council.

The original Urban Renewal Plan stated that the Plan and the Urban Renewal Area would be in effect only until December 31, 2025. This voluntary termination date/expiration date for the Plan and the Area is not required by Iowa Code Chapter 403 (the Urban Renewal Act). The City has determined that ongoing efforts for economic development within the Urban Renewal Area would benefit the City and the Area, and would further the objectives of the Plan and the Urban Renewal Act. Accordingly, the City hereby repeals the voluntary termination date stated in the original Plan. Notwithstanding anything to the contrary in the original Plan, Amendment No. 1 to the Plan, any prior resolution, or document, the Urban Renewal Plan, as amended, and the Urban Renewal Area shall remain in effect until it is repealed or otherwise terminated by the City Council.

Furthermore, notwithstanding anything to the contrary in the original Plan and Amendment No. 1, any prior resolution, or document, the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Iowa Code Chapter 403 (2025). The division of revenues shall continue on the Area for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LAND TO BE **REMOVED** FROM THE OLD AIRPORT URBAN RENEWAL AREA BY AMENDMENT NO. 2

Lake Manawa Centre Subdivision, Lot 10 EXCEPT a tract of land located in part of Lot 10, Lake Manawa Centre Subdivision as platted and recorded in Pottawattamie County, Iowa, more particularly described as follows: Beginning at the Northwesterly corner of said Lot 10, said point being on the South Right-of-Way line of 35th Avenue; thence along said South Right-of-Way line on a curve to the right having a radius of 217.00 feet, an arc length of 85.91 feet and a long chord bearing of South 77°19'31" East for 85.35 feet; thence along a nontangent curve to the left having a radius of 525.00 feet, an arc distance of 248.15 feet and a long chord bearing of South 19°34'49" West for 245.85 feet; thence North 83°57'39" West for 2.11 feet to a point on the West line of said Lot 10; thence North 00°16'49" East for 250.14 feet along the West line of said Lot 10 to the Point of Beginning.