ORDINANCE NO. 6652

AN ORDINANCE AMENDING THE AMENDED AND RESTATED CONSOLIDATED URBAN REVITALIZATION AREA – AMENDMENT 1 WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare areas as urban revitalization subareas to be known as the "Amended and Restated Consolidated Urban Revitalization Area – Amendment 2;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by adding two subareas designating the subareas legally described as urban revitalization subareas, thus allowing tax abatement for qualified projects, legal description of these subareas are attached as Exhibit A; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject areas are appropriate as urban revitalization subareas as outlined in Sections 404.1.4 of the Iowa Code; and

WHEREAS, on May 5, 2025, the City Council passed a Resolution of Necessity and Intent to amend the Amended and Restated Consolidated Urban Revitalization Area - Amendment 1 to include the Kanesville and Valley View South subareas directing staff to prepare the required revitalization plan and a public hearing was set for June 9, 2025; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its May 13, 2025 meeting, the City Planning Commission reviewed the plan for the Amended and Restated Consolidated Urban Revitalization Area - Amendment 2 and has forwarded its recommendation to this City Council.

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 areas legally described as follows are hereby designated as urban revitalization area, as a subarea of the Council Bluffs Amended and Restated Consolidated Urban Revitalization Area of the City of Council Bluffs, Iowa:

Kanesville Subarea

A tract of land located in part of Lot 1, Auditor's Subdivision of the SW ¼ NW ¼; part of the SE ¼ NW ¼; part of Lots 1, 2 and 3, Auditor's Subdivision of the NW ¼ SW ¼: and part of the NE

¼ SW ¼, all located in Section 22, Township 75 North, Range 43 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa.

Valley View South Subarea
Lots 2-4, Jilla Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

SECTION 2. That the proposed Amended and Restated Consolidated Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. That Ordinance No. 6614 is hereby amended to include the Kanesville and Valley View South Subareas.

SECTION 4. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED June 9, 2025

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

PUBLIC HEARING: 06/09/2025
FIRST CONSIDERATION: 06/09/2025
SECOND CONSIDERATION: 06/23/2025
THIRD CONSIDERATION: REQUEST TO WAIVE