Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 - Phone 890-5263

ORDINANCE NO. 6495

AN ORDINANCE ESTABLISHING THE 21st AVENUE URBAN REVITALIZATION AREA 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 an area as an urban revitalization area to be known as the "21st Avenue Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described in the attachment Exhibit A as an urban revitalization area, thus allowing tax abatement for qualified projects; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Sections 404.1(4) of the Iowa Code; and

WHEREAS, on March 28, 2022, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the 21st Avenue Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for May 9, 2022; 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 April 12, 2022 meeting, the City Planning Commission reviewed the plan for the 21st Avenue Urban Revitalization Area 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 the urban revitalization plan for the 21st Avenue Urban Revitalization Area, known as the "21st Avenue Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed 21st Avenue 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. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED May 23, 2022

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

FIRST CONSIDERATION: 5/9/2022
SECOND CONSIDERATION: 5/23/2022
THIRD CONSIDERATION: REQUEST TO WAIVE

Exhibit A – Legal Description

A parcel of land being all of Lots 9, 10, 18, 19, 20, 21 and 22, a portion of Lots 7, 8, 11, 12, 13, 16, 17, 23, 24 and 25 in Block 14, a portion of Lots 16, 17, 18 and 19 in Block 19, all of the vacated alley's in said Block 14 and all of vacated 22nd Avenue right-of-way lying within the following described parcel, all in Hughes and Doniphan's Addition, City of Council Bluffs, Pottawattamie County, Iowa

And

Lots 14 and 15 and that part of Lot 13 in Block 14, Hughes and Doniphan's Addition to the City of Council Bluffs, Pottawattamie County, Iowa, all lying Southwest of the former Wabash Railroad Right-of-Way (now Southside Trail Bike Trail Right-of-Way) AND That part of the vacated north/south alley lying north of the north right-of-way line of 22nd Avenue and south of the southerly right-of-way of the former Wabash Railroad (now Southside Trail Bike Trail) AND The North 1/2 of vacated 22nd Avenue lying between the east right-of-way line of South 6th Street and southwesterly right-of-way line of Southside Trail Bike Trail.