Attachment B

2022 Amendment to the

South Pointe Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa



Original Area Adopted by
City Council on December 27, 2018
Amended July 13, 2020
Amended April 26, 2021
Amended July 12, 2021
Amended _____, 2022

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INTRODUCTION

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5823, which established the South 19th Urban Revitalization Area. This revitalization area consisted of eight parcels of land that were located west of Indian Creek, south of Veterans Memorial Highway (US 275/92) and east of Gifford Road and totaled 80.09 acres in size. The plan was valid for 10 years from the date of City Council adoption and helped attract new economic development projects in the South Pointe Industrial Park and along Gifford Road. In 2018, the Industrial Foundation expressed the need for additional assistance to attract new businesses to the industrial park and the South Pointe Urban Revitalization Plan was adopted (Ordinance 6375). In 2020, the plan was amended to include an additional parcel in order to attract new development directly adjacent to Veterans Memorial Highway (Ordinance 6418). In 2021, the plan was amended again to include five additional parcels along South 24th Street (Ordinance 6449). The plan was amended for a second time in 2021 to add three additional parcels adjacent Gifford Road (Ordinance 6463).

The newly proposed amendment will add nine additional parcels to the existing South Pointe Urban Revitalization Plan to attract new development to Veterans Memorial Highway.

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the development of new commercial and industrial land uses. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency

exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

In December 2018, the City of Council Bluffs adopted the South Pointe Urban Revitalization Plan and established the South Pointe Urban Revitalization Area under the criteria of element 4. Element 4 was also invoked for the previous amendments to the plan, and the City now again desires to amend the Plan and Area (herein referred to as the “Amended Plan” and “Amended Area”) to include additional commercial and industrial property under the criteria of element 4 .

RESOLUTION NO. 18-282

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE SOUTH POINTE REVITALIZATION AREA LEGALLY DESCRIBED AS LOTS 1, 2, 4 AND 5, SOUTH POINTE SUBDIVISION; LOTS 2-5, SOUTH POINTE SUBDIVISION, REPLAT 1; LOT 1, SOUTH POINTE SUBDIVISION, REPLAT 2; AND ALL OF SOUTH POINTE SUBDIVISION, PHASE 2), CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, the Council Bluffs Industrial Foundation and others have properties available for economic development in this area; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by October 25, 2018.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 26, 2018.

ADOPTED AND APPROVED: October 8, 2018

Matthew J. Walsh Mayor

ATTEST: Jodi Quakenbush City Clerk

RESOLUTION NO. 20-126

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE SOUTH POINTE URBAN REVITALIZATION AREA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, on November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add an additional parcel to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days' notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by May 22, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on June 22, 2020.

ADOPTED
AND
APPROVED: May 18 2020

Matthew J. Walsh Mayor

ATTEST:
Jodi Quakenbush City Clerk

Illustration 3 – Amended Plan Resolution

RESOLUTION NO. 21-49

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE SOUTH POINTE URBAN REVITALIZATION AREA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, on November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan; and

WHEREAS, on May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add an additional parcel to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days' notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by March 12, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on April 12, 2021.

ADOPTED
AND
APPROVED: February 22, 2021

Matthew J. Walsh — Mayor

ATTEST:

Jodi Quakenbush — City Clerk

Illustration 4 – Amended Plan Resolution

RESOLUTION NO. 21-151

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE SOUTH POINTE URBAN REVITALIZATION AREA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, on November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan; and

WHEREAS, on May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, on April 12, 2021, City Council adopted Resolution No. 21-103 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add three additional parcels to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days' notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by May 28, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on June 28, 2021.

ADOPTED
AND
APPROVED: May 24, 2021

Matthew J. Walsh Mayor

ATTEST:

Allison Head Acting City Clerk

Illustration 5 – Amended Plan Resolution

RESOLUTION NO._____

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE SOUTH POINTE URBAN REVITALIZATION AREA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, on November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan; and

WHEREAS, on May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, on April 12, 2021, City Council adopted Resolution No. 21-103 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, on June 28, 2021, City Council adopted Resolution No. 21-201 amending the South Pointe Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add nine additional parcels to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days' notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by August 12, 2022.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on September 12, 2022.

ADOPTED
AND
APPROVED: _____, 2022

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The original South Pointe Urban Revitalization Area is a tract of land containing the following legally described parcels:

Lots 1, 2, 4, and 5, South Pointe Subdivision; Lots 2 through 5, South Pointe Subdivision, Replat 1; Lot 1, South Pointe Subdivision, Replat 2; and of proposed South Pointe Subdivision, Phase 2, all in the City of Council Bluffs, Pottawattamie County, Iowa.

The area added in 2020 included the following legally described parcel:

A parcel of land located in part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 74, Range 44, Pottawattamie County, Council Bluffs, Iowa, more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence North 93° 31' 40" East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 252.18 feet to a point on the Southeasterly right of way line of U.S. Highway No. 275 and Point of Beginning; thence North 63° 02' 45n East, along said Southeasterly right of way line, a distance of 76.70 feet to a point on the North right of way line of 42nd Avenue, said point being 33.00 feet normally distant Northerly from the centerline of said 42nd Avenue; thence North 88° 31' 40" East, along said North right of way line and parallel with said centerline of 42nd Avenue, a distance of 46.49 feet to a point on the Southeasterly right of way line of said U.S Highway No. 275, said point being 70.00 feet normally distant Southeasterly from the centerline of said U.S. Highway No. 275; thence North 63° 02' 45" East, along said Southeasterly right of way line and parallel with said centerline of U.S. Highway No. 275, a distance of 428.10 feet; thence North 51° 05' 43" East, along said Southeasterly right of way line, a distance of 87.35 feet to a point being 50.00 feet normally distant Southeasterly from said centerline of U.S. Highway No. 275 at Stat on 169+00.00, said point being on a non-tangent curve concave Southeasterly and having a radius of 2241.83 feet, a radial line of said curve through said point bearing North 24° 35' 14" West; thence Northeasterly along said Southeasterly right of way line, and parallel with said centerline of U.S. Highway No. 275 and along said curve an arc length of 513.65 feet and having a chord bearing and distance of North 71° 58' 36" East, 512.52 feet to a point on the East line of said Southwest Quart r of the Southwest Quarter, said point being on the centerline of a city street and 50.00 feet normally distant Southeasterly from said centerline of U.S. Highway No. 275; thence South 2° 01 19n East, along the East line of said Southwest Quarter of the Southwest Quarter and along the centerline of said city street, a distance of 416.30 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 88° 31' 40" West, along the South line of said Southwest Quarter of the Southwest Quarter and along the centerline of 42nd Avenue, a distance of 1066.83 feet to the Point of Beginning. The East 33.00 feet of said parcel is subject to an easement for city street right of way, and the South 33.00 feet of said parcel is subject to an easement for 42nd Avenue right of way.
NOTE: The South line of the Southwest Quarter of the Southwest Quarter of said Section 11 is assumed to bear North 88° 31' 40" East for this description.

The first 2021 added area includes the following legally described parcels:

Lots 1 and 2, South 24th and Highway 275 Industrial Subdivision, along with the North ½ of the SE ¼ of Section 10-74-44, except the south 10.01 acres of said NW ¼ SE ¼ in Section 10-74-44 and Richard Downing Avenue right-of-way, all in the City of Council Bluffs, Pottawattamie County, Iowa.

The second 2021 added area includes the following legally described parcels:

Part of the SE1/4 NE1/4 of Section 15-74-44 lying East of 26th Street, West of South 24th Street, and South of 45th Avenue, except the Southerly 435.6 feet of the Easterly 1000 feet of said Section, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND the southerly 435.6 feet of the easterly 1000 feet of the SE1/4 NE1/4 of Section 15-74-44, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND the East 31 acres of the NE1/4 SE1/4 of Section 15-74-44 and a 10 acre tract in the northeast corner of the SE1/4 SE1/4 of Section 15-74-44 along with part of Government Lot 1 in the SW1/4 SW1/4 of Section 14-74-44 and the Westerly 12.4 acres of Government Lot 1 in the NW1/4 SE1/4 of Section 14-74-44, all in the City of Council Bluffs, Pottawattamie County, Iowa.

The newly proposed added area includes the following legally described parcels:

TAXPIN	TAX DESCRIPTION
744414101005	SECTION 14-74-44 PT NW NW COMM 859.89'S 793.75'E 559.49'N NW COR TH N267' E162' S267' W162' TO POB (PARCEL B)
744414101008	SECTION 14-74-44 PT NW NW COMM 840.14'S 33'E NW COR TH S19.75' E1287.89' N826.49' W365.14' S267' W162' N267' W78' SWLY1125.05' TO POB
744414101006	SECTION 14-74-44 PT NW NW COMM 614.52'S 32.19'E NW COR TH NELY615.9' SWLY572.17' TO POB (TRACT 2) & VAC GIFFORD RD ROW ADJ
744414101004	SECTION 14-74-44 S460' NW NW
744415200004	SECTION 15-74-44 BEG INTERSECTION OF S ROW HWY AND E LINE NE NE S689' W361' N517' NE400' TO POB EXC24TH ST NE NE
744415200003	SECTION 15-74-44 E862' S OF HWY & N OF 45TH AVE EXC NLY517' E361' AND EXC S24TH ST NE NE
744415200002	SECTION 15-74-44 NE NE LYING S OF HWY 275 N OF 45TH AVE EXC E862'
744415200006	CO BLUFFS LEWIS AGRI 15-74-44 E50' S482' N525' W1/2 NE S HWY & SE NE W S 26TH ST
744415200005	CO BLUFFS LEWIS AGRI 15-74-44 W1/2 NE S OF HWY EXC E50' N525'

Full legal description pending

The existing Amended South Pointe Road Urban Revitalization Area is approximately 366.62 acres in size. The newly proposed 2022 Added Area consists of 106.35 acres, for a total Amended Area of 472.97 acres.

Amended South Pointe Road Urban Revitalization Area

Illustration 6 – Amended Boundary



South Pointe URV Area - Existing Boundary

South Pointe URV Area - Proposed Addition

PROPERTY OWNERS AND ASSESSED VALUES

The newly Amended South Pointe Urban Revitalization Area contains 31 parcels of land that total 472.97 acres in size. The total valuation ($) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: $13,880,000.00
Improvements: $14,395,000.00
Total Valuation: $28,275,000.00

A listing of the original parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Attachment A – South Pointe Urban Revitalization Area Plan – Property Owners List*. The 2020 Added Area's parcel, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Attachment B – Amended South Pointe Urban Revitalization Area Plan – Added Property Owners List*. The previous 2021 Added Area's parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Attachment C – 2021 Amended South Pointe Urban Revitalization Area Plan – Added Property Owners List*. The second 2021 Added Area's information is outlined in the attachment titled *Attachment D – 2021 Amendment #2 to the South Pointe Urban Revitalization Plan – Added Property Owners List.* The proposed 2022 Added Area's information is outlined in the attachment titled *Attachment E – 2022 Amendment to the South Pointe Urban Revitalization Plan – Added Property Owners List.* The information stated in these attachments was obtained from records in the Pottawattamie County Assessor's Office.

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5823, which established the South 19th Urban Revitalization Area. This revitalization area consisted of eight parcels of land that were located west of Indian Creek, south of Veterans Memorial Highway (US 275/92) and east of Gifford Road and totaled 80.09 acres in size. The plan was valid 10 years from the date of City Council adoption and helped attract new economic development projects in the South Pointe Industrial Park and along Gifford Road. The Amended South Pointe Urban Revitalization Area will include land that was located in the former South 19th Street Urban Revitalization Area.

EXISTING ZONING AND PROPOSED LAND USE

The 2022 newly proposed Added Area is zoned A-2/Parks, Estates and Agricultural District, I-2/General Industrial District, and R-3/Low Density Multifamily Residential District (see Illustration 7). The A-2/Parks, Estates and Agricultural District is intended to preserve lands best suited for agricultural, recreational and large-parcel residential uses. It is also intended to preserve land suited for eventual development, pending proper timing for economical and practical provisions of streets, utilities, schools and other facilities so that reasonably compact development will occur.

The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects. The R-3/Low Density Multifamily Residential

District is intended and designed for lower density multifamily residential areas of the city. This district permits a variety of housing types and is intended for established and developing areas of the city.

The Amended South Pointe Urban Revitalization Area is partially located within a designated Recreational-Tourism Overlay (RO) (see Illustration 8). The Recreation-Tourism Overlay (RO) is intended to maintain and enhance the aesthetic quality of areas around the National Historic Trails Center and land-based and riverboat gaming facilities. This Overlay is intended to mitigate any negative impact associated with these facilities.

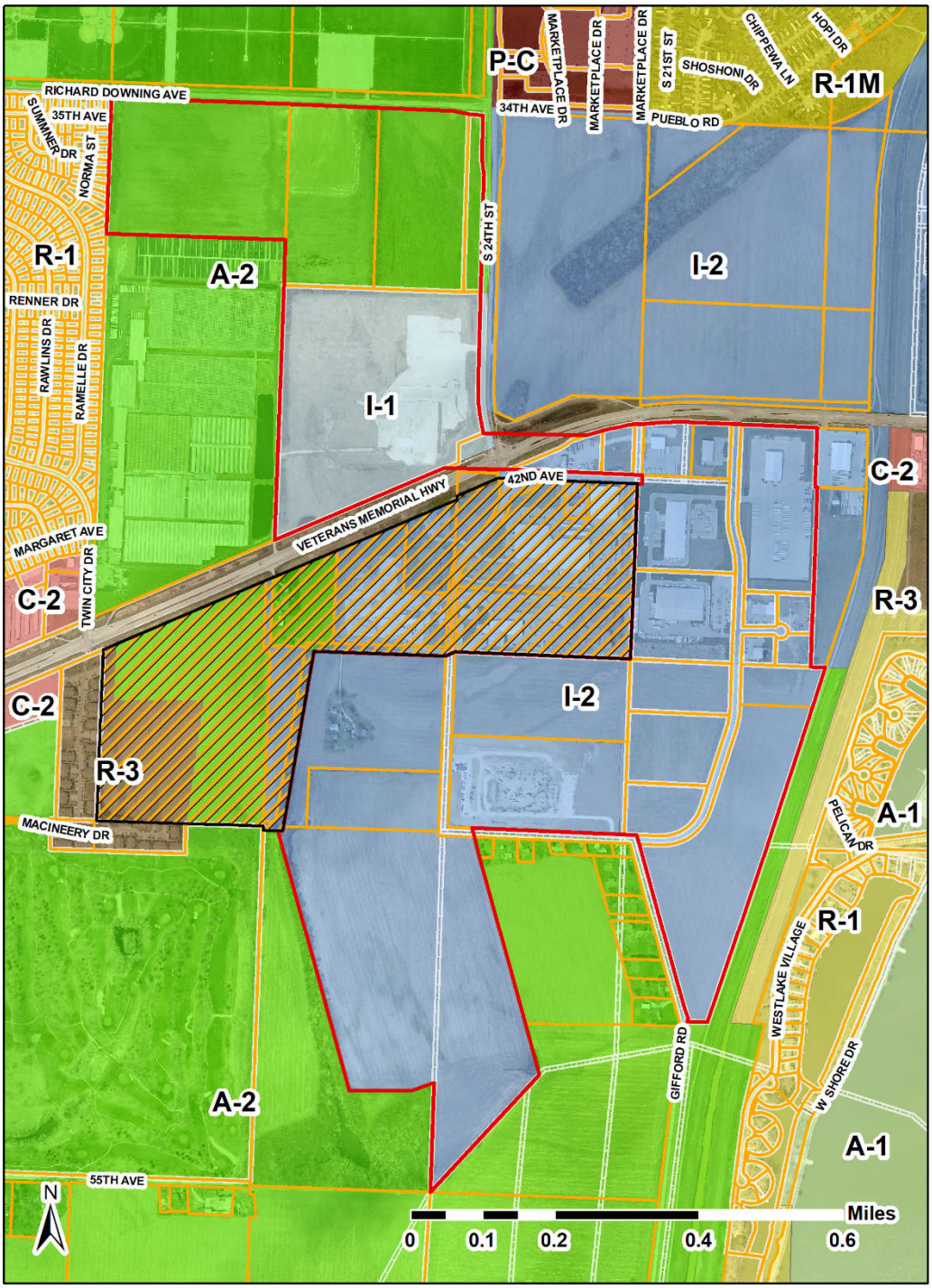
Surrounding zoning in the general vicinity of the Added Area includes: I-2/General Industrial District to the north, east and south, A-2/Parks, Estates, and Agricultural District to the north and south, and R-3/Low Density Multifamily Residential District to the west.

The 2022 Amended South Pointe Urban Revitalization Area contains a mixture of industrial, undeveloped, and agricultural land uses. Existing businesses within this urban revitalization area include the following:

1. Beer Transportation, Inc. – 2101 42nd Ave (PIN#744414101005)
2. Echo Electric Supply – 4325 Gifford Rd (PIN #744414101008)
3. Platte River Concrete Co. – 4500 Gifford Rd (PIN #744415200003)

A single-family residential home located at 2601 Veterans Memorial Hwy is currently vacant and will be demolished. The City of Council Bluffs Recycling Center is also in the area at 4441 Gifford Road. The remaining properties in the proposed Amended South Pointe Urban Revitalization Area are undeveloped. All land uses in the proposed Amended South Pointe Urban Revitalization Area will be commercial or industrial.

Amended South Pointe Urban Revitalization Plan
Illustration 7 – Amended Zoning Map



South Pointe URV Area - Existing Boundary

South Pointe URV Area - Proposed Addition

Amended South Pointe Urban Revitalization Plan
Illustration 8 – Recreation-Tourism Overlay

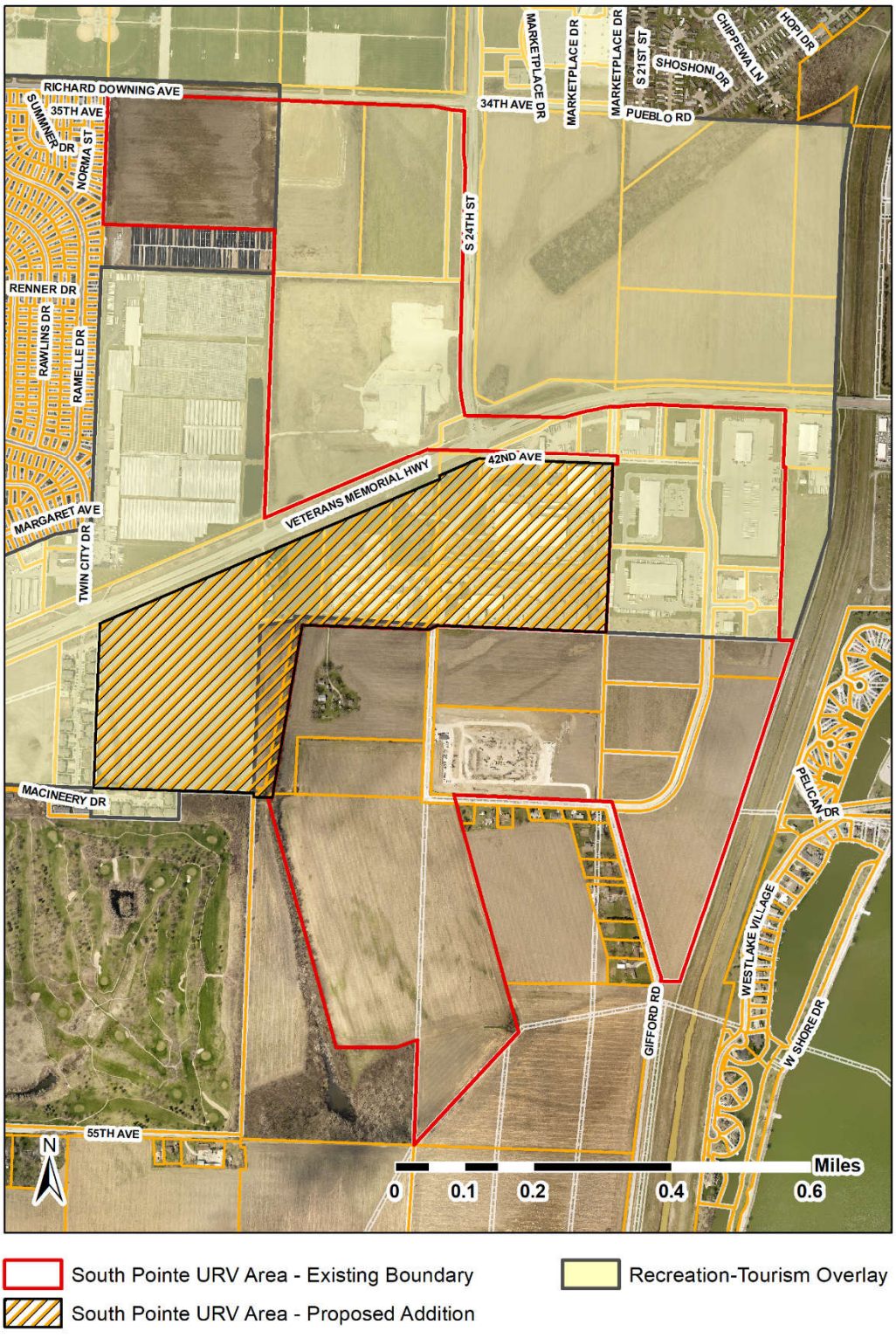


Illustration 9 – South Pointe Subdivision Final Plat

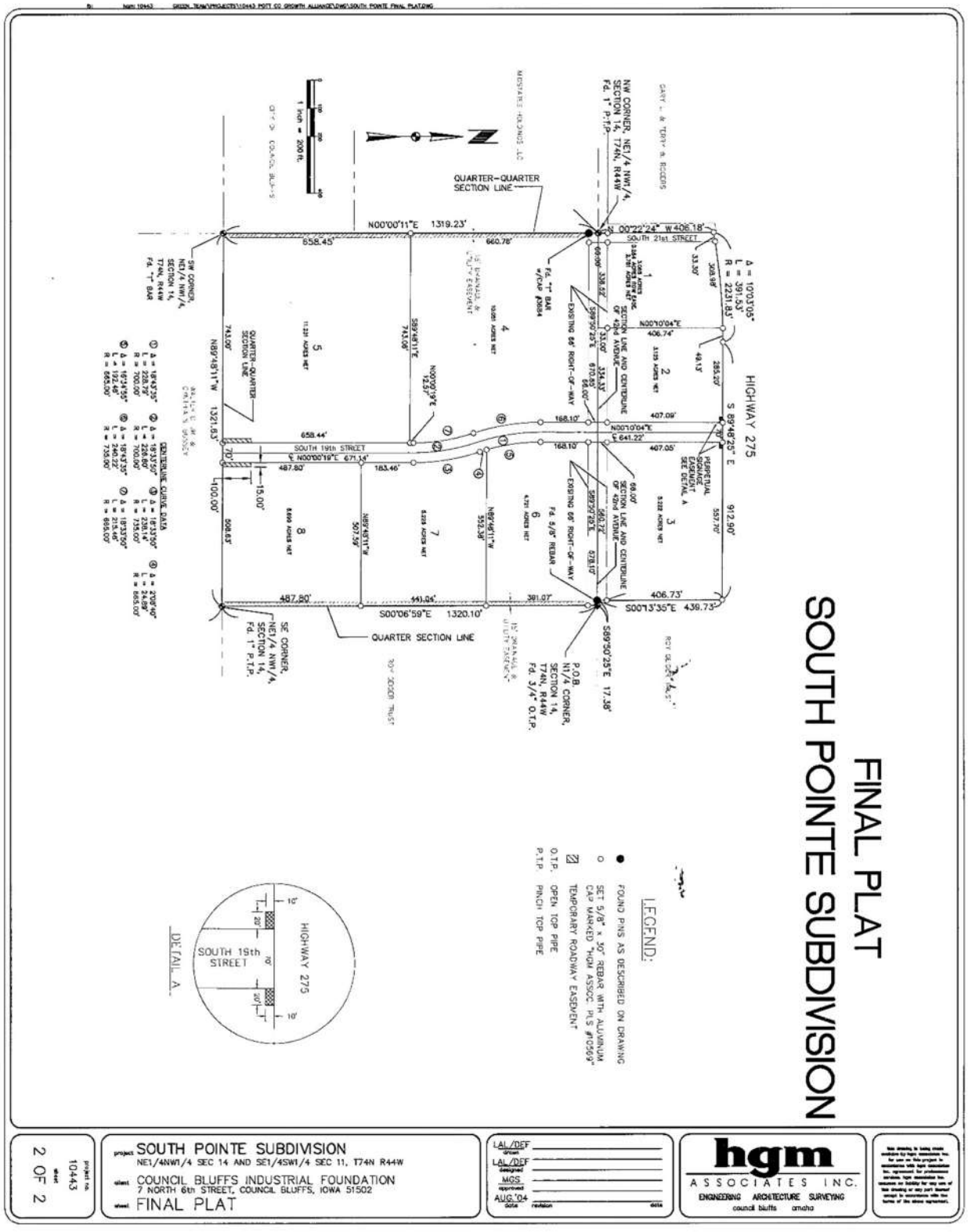


Illustration 10 – South Pointe Subdivision, Phase 2 Final Plat

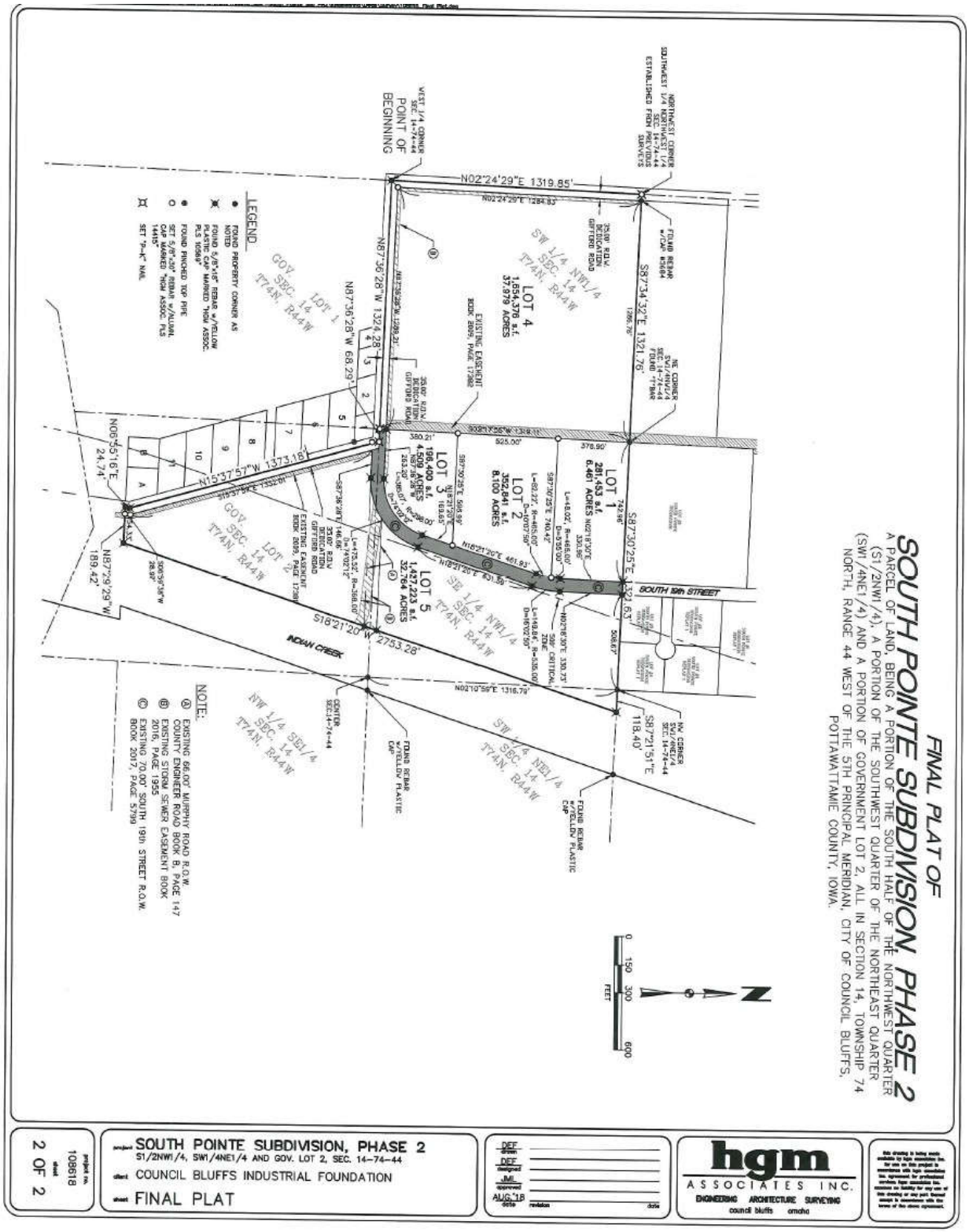


Illustration 11 – Rogers Auto Subdivision Final Plat

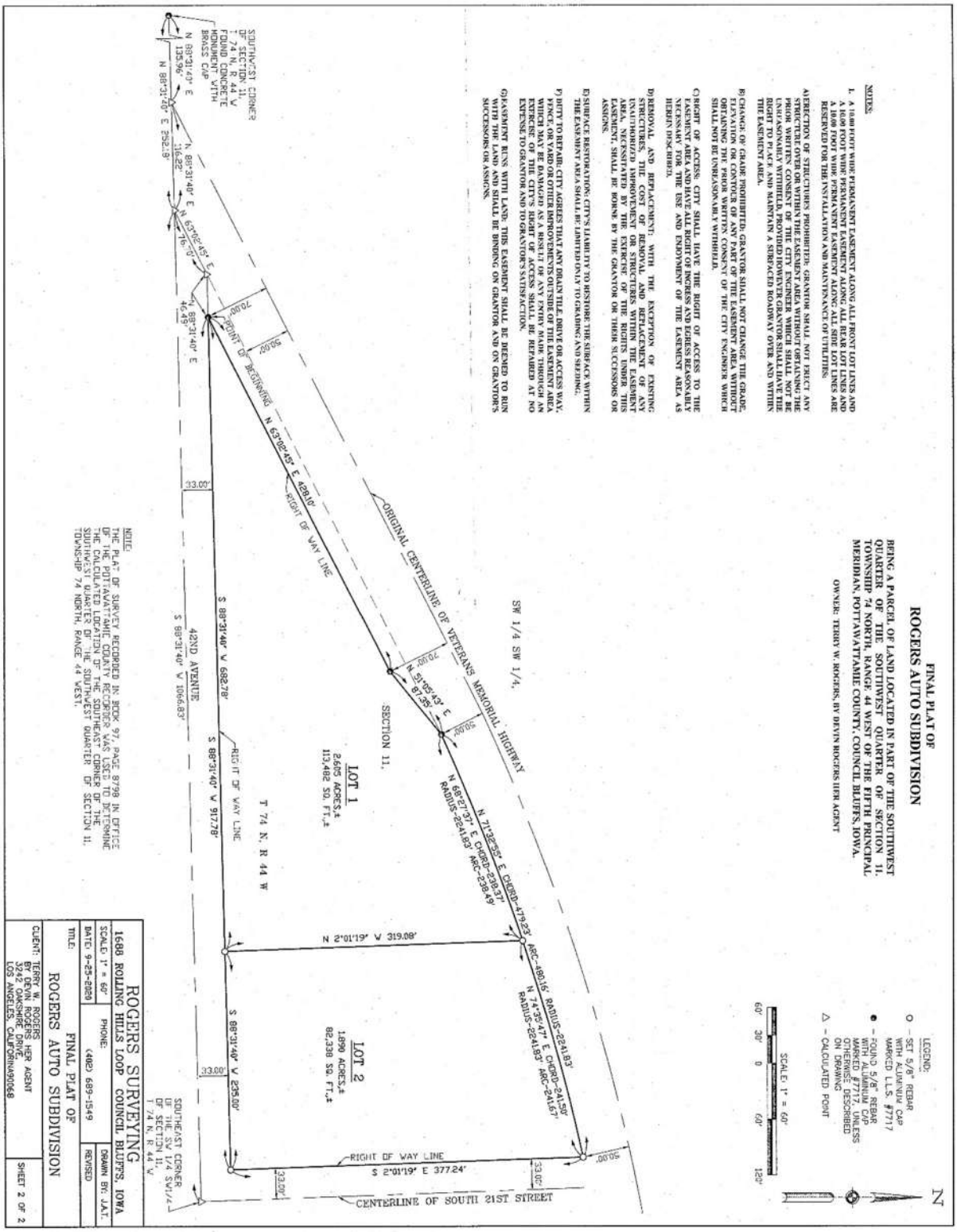
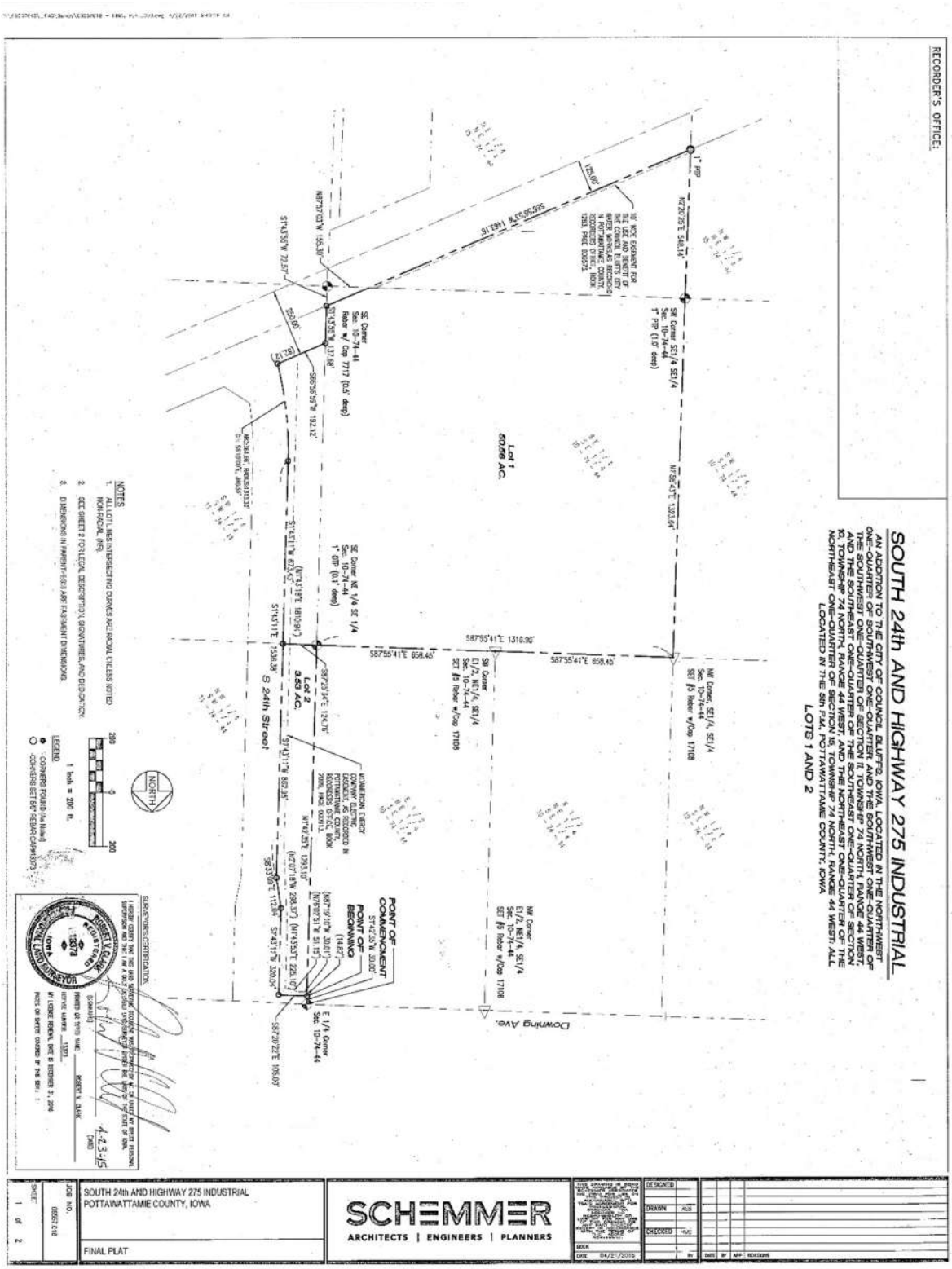


Illustration 12 – South 24th and Highway 275 Industrial Final Plat



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Added Area is served with sanitary sewer and storm sewer. Utility extensions may be required based on the future layout of the development and would be at the expense of the developer. The area is accessible by seven public roadways, as follows: Veterans Memorial Highway (US 275/92), South 24th Street, South 21st Street, South 19th Street, 44th Avenue, Gifford Road, and Richard Downing Avenue. In the last five years the City and/or other private entities have reconstructed portions of Gifford Road, South 21st Street, and South 19th Street to meet current City standards. Most said roadways operate at a level of service (LOS) that can adequately handle additional traffic generated by new projects in this proposed urban revitalization area.

RELOCATION PROVISIONS

Relocation is not anticipated with the implementation of this plan. A single-family residential home located at 2601 Veterans Memorial Hwy is currently vacant and will be demolished. However, if either a residential or non-residential tenant relocation occurs as a result of actions taken by a developer qualifying for the benefits under the Urban Revitalization Act, the tenant shall receive compensation from the developer of one month's rent and actual moving expenses, provided that the tenant has occupied the same unit continuously for a one year period prior to the adoption of this plan.

OTHER PUBLIC ASSISTANCE

The City anticipates the use of other public assistance may be necessary for development of this area. This assistance may include:

1. Property tax exemption

2. Continued use of Capital Improvement Program funds for the improvement or reconstruction of streets, sanitary sewer, storm sewer systems, and railroad crossings.

3. Funding from the State of Iowa (Economic Development Authority, Finance Authority, and Department of Transportation) to provide assistance to qualified businesses locating or expanding in the area or to cause the construction of infrastructure to support economic development projects.

4. Funding from the U.S. Government (Department of Housing and Urban Development, Economic Development Administration, and Federal Highway Administration) to acquire and prepare for private redevelopment or to cause the construction of infrastructure to support economic development projects.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The Amended South Pointe Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2041 or as amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$290,200.00	$0	$0	$290,200.00	3.28
744411377004	R A H Council Bluffs LLC c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920	$263,000.00	$0	$489,200.00	$752,200.00	2.63
744411379001	J A K K Investments LLC 865 Bud Boulevard Fremont, NE 68025	$1,474,000.00	$0	$3,704,600.00	$5,178,600.00	14.74
744414126003	ARC Fecnbia001 LLC c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025	$1,101,000.00	$0	$1,394,800.00	$2,495,800.00	11.01
744414126002	ARC Fecnbia001 LLC 38 Washington Square Newport, RI 02840 McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714	(address updated 10-25-18 from original plan draft) $1,123,000.00	$0	$2,905,400.00	$4,028,400.00	11.23
744414127003	Glenn, Bernard L Trust 18045 Bent Tree Ridge Council Bluffs, IA 51503	$150,000.00	$0	$420,800.00	$570,800.00	1.50
744414127004	Glenn, Ross B-Patricia E 4343 S 19th Street Council Bluffs, IA 51501	$144,000.00	$0	$0.00	$144,000.00	1.60
744414127005	TEQ Properties, LLC c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	$124,000.00	$0	$403,700.00	$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$121,500.00	$0	$0	$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$75,700.00	$0	$0	$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$70,100.00	$0	$0	$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$15,800.00	$0	$0	$15,800.00	1.66
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$35,800.00	$0	$0	$35,800.00	16.00
		$4,988,100.00	$0	$9,318,500	$14,306,600.00	136.90

Attachment B - Amended South Pointe Urban Revitalization Area Plan - Added Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411352002	Rogers, Terry W Rogers Auto 2301 Veterans Memorial Hwy Council Bluffs, IA 51503	$510,000.00	$0	$241,700.00	$751,700.00	5.10
	Original Area	$4,988,100.00	$0	$9,318,500.00	$14,306,600.00	136.90
	Amended Area Total	$5,498,100.00	$0	$9,560,200.00	$15,058,300.00	142.00

Attachment C - 2021 Amended South Pointe Urban Revitalization Area Plan - Added Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744410400006	80/29 Access LLC 950 S 10th St Ste 100 Omaha, NE 68108	$4,545,400.00	$0.00	$0.00	$4,545,400.00	50.56
744411301004	C F Realty Group LLC 6457 Frances St Ste 100 Omaha, NE 68106	$4,600.00	$0.00	$0.00	$4,600.00	3.53
74441040003	C F Realty Group LLC 6457 Frances St Ste 100 Omaha, NE 68106	$22,200.00	$0.00	$0.00	$22,200.00	19.94
744410400002	Krejci, Frank R Trust 1505 N 203rd St Elkhorn, NE 68022	$22,400.00	$0.00	$0.00	$22,400.00	20.00
744410400007	T D J Holdings LLC 2802 Twin City Dr Council Bluffs, IA 51501	$38,800.00	$0.00	$0.00	$38,800.00	29.99
	2020 Amended Area	$5,498,100.00	$0.00	$9,560,200.00	$15,058,300.00	142.00
	Total with 2021 Amendment	$10,131,500.00	$0.00	$9,560,200.00	$19,691,700.00	266.02

Attachment D - 2021 Amendment #2 to the South Pointe Urban Revitalization Area Plan

Added Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744415200007	Adkins, Robert D Jr 2919 55th Ave Council Bluffs, IA 51501	$26,100.00	$104,200.00	$400.00	$130,700.00	21.90
744415200008	Bussey, Walter D Jr-Cynthia S 15398 Nall Rd Council Bluffs, IA 51503	$13,300.00	$0.00	$0.00	$13,300.00	9.70
744415400002	Bussey, Walter D Jr-Cynthia S 15398 Nall Rd Council Bluffs, IA 51503	$88,100.00	$0.00	$0.00	$88,100.00	69.00
	Previous 2021 Amended Area	$10,131,500.00	$0.00	$9,560,200.00	$19,691,700.00	266.02
	Total with 2021 Amendment #2	$10,259,000.00	$104,200.00	$9,560,600.00	$19,923,800.00	366.62

Attachment E - 2022 Amendment to the South Pointe Urban Revitalization Area Plan
Added Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Improvement	Total Valuation	Acreage
744414101005	Shannon, Terry-Suzanne 1270 Gulf Blvd Unit 501 Clear Water, FL 33767	$99,300.00	$363,200.00	$462,500.00	0.99
744414101008	T C Accommodator 84 LLC C/O Echo Group Inc PO Box 336 Council Bluffs, IA 51502	$1,902,000.00	$2,288,700.00	$4,190,700.00	19.02
744414101006	Andersen Construction Company C/O Mark Andersen 3125 S 11th St Council Bluffs, IA 51501	$289,000.00	$0.00	$289,000.00	2.89
744414101004	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$0.00	$0.00	$0.00	13.08
744415200004	Andersen Construction Company of Council Bluffs 3125 S 11th St Council Bluffs, IA 51501	$450,000.00	$0.00	$450,000.00	4.50
744415200003	Gear Land III LLC 9555 S 147th St Omaha, NE 68138	$450,000.00	$1,778,600.00	$2,228,600.00	12.00
744415200002	Lane, Kelly N 2601 Veterans Memorial Hwy Council Bluffs, IA 51501	$377,100.00	$299,700.00	$676,800.00	6.20
744415200006	Eyman Investments LLC 700 Loveland Dr Omaha, NE 68114	$5,500.00	$0.00	$5,500.00	5.16
744415200005	T C Accommodator 274 LLC C/O Eyman Investments 8506 S 117th St LaVista, NE 68128	$48,100.00	$0.00	$48,100.00	42.51
	Proposed 2022 Added Area Total	$3,621,000.00	$4,730,200.00	$8,351,200.00	106.35
	Previous Area	$10,259,000.00	$9,664,800.00	$19,923,800.00	366.62
	Total	$13,880,000.00	$14,395,000.00	$28,275,000.00	472.97