Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone (712) 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 – Phone (712) 890-5263

**ORDINANCE NO**. 6532

**AN ORDINANCE ESTABLISHING THE BLACK SQUIRREL FLATS 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 "Black Squirrel Flats Urban Revitalization Area;" and

**WHEREAS**, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lot 1, Black Squirrel Flats Subdivision 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 Section 404.1(5) of the Iowa Code; and

**WHEREAS**, on October 24, 2022, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Black Squirrel Flats Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 28, 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 November 8, 2022 meeting, the City Planning Commission reviewed the plan for the Black Squirrel Flats 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 Black Squirrel Flats Urban Revitalization Area, known as the "Black Squirrel Flats Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

**SECTION 2.** That the proposed Black Squirrel Flats 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 December 19, 2022

_____
Matthew J. Walsh Mayor

ATTEST:_____
Jodi Quakenbush, City Clerk

FIRST CONSIDERATION: 11/28/2022
SECOND CONSIDERATION: 12/19/2022
THIRD CONSIDERATION: REQUEST TO WAIVE