ORDINANCE NO. 6533

AN ORDINANCE ESTABLISHING THE WHISPERING OAKS 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 "Whispering Oaks Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as an urban revitalization area, thus allowing tax abatement for qualified projects, legal description of this area is attached as Exhibit A; 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 October 24, 2022, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Whispering Oaks 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 Whispering Oaks 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 Whispering Oaks Urban Revitalization Area, known as the "Whispering Oaks Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Whispering Oaks 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.

APPROVED
AND
ADOPTED 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