ORDINANCE NO. 6545

AN ORDINANCE AMENDING THE VETERANS MEMORIAL HIGHWAY 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 "Veterans Memorial Highway Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating amending the current Plan to include the area legally described in Exhibit A 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 November 28, 2022, the City Council passed a Resolution of Necessity and Intent to amend the urban revitalization plan for the Veterans Memorial Highway Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for January 23, 2023; 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 January 10, 2023 meeting, the City Planning Commission reviewed the plan for the Veterans Memorial Highway 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 Veterans Memorial Highway Urban Revitalization Area, known as the "Veterans Memorial Highway Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Veterans Memorial Highway 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 February 13, 2023

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

FIRST CONSIDERATION: 1/23/2023
SECOND CONSIDERATION: 2/13/2023
THIRD CONSIDERATION: REQUEST TO WAIVE

Exhibit A – Legal Description

The North 660 feet of the NE ¼ SW ¼ SW ¼ of Section 12-74-44, except the West 250 feet, and the West 16.5 feet of the South 20 feet north of the highway in the SE ¼ SW ¼ of Section 12-74-44 and commencing at a point 660 feet East of the NW corner of the SW ¼ of the SW quarter of section 12, thence South 660 feet, thence East 250 feet, thence North 660 feet, thence West 250 feet to the place of beginning, subject to right of ways of public highway City of Council Bluffs, Pottawattamie County, Iowa