(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 1 TO THE SOUTH AVENUE URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF COUNCIL BLUFFS, STATE OF IOWA

The City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on June 12, 2023 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed Amendment No. 1 to the South Avenue Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Council Bluffs, State of Iowa.

The Urban Renewal Area contains the land legally described as follows:

A PARCEL OF LAND BEING ALL OF MALLETT'S SUBDIVISION, ALL OF CHILDREN'S ADDITION, A PORTION OF MALLETT'S SUBDIVISION OF LOT 5, AUDITOR'S SUBDIVISION, A PORTION OF CASADY'S ADDITION, A PORTION OF THE SOUTHWEST QUARTER (SW1/4), A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4) ALL IN SECTION 06, A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 07, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, A PORTION OF RICE'S SOUTH AVENUE SUBDIVISION AND A PORTION OF THE EAST HALF (E1/2) OF SECTION 01, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 06;

THENCE WESTERLY ON THE SOUTH LINE OF SAID SECTION 06, 923 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF THE C.B.E.C. RAILROAD;

THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT-OF-WAY, 556 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 29TH AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 1,177 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY

PROLONGATION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 23RD AVENUE;

THENCE NORTHWESTERLY ON SAID SOUTHERLY PROLONGATION AND ON NORTHEASTERLY RIGHT-OF-WAY LINE, 2,523 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER B.N.S.F. RAILWAY COMPANY (NOW OWNED BY THE CITY OF COUNCIL BLUFFS, BOOK 2016, PAGE 15954);

THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, 2,028 FEET MORE OR LESS TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF 18TH AVENUE;

THENCE ON SAID WESTERLY PROLONGATION AND ON SAID SOUTH RIGHT-OF-WAY LINE AND IT'S EASTERLY PROLONGATION, 1,200 FEET MORE OR LESS TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HARRY LANGDON BOULEVARD;

THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 6,642 FEET MORE OR LESS TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 LYING WEST OF SAID HARRY LANGDON BOULEVARD;

THENCE SOUTHWESTERLY ON SAID PROLONGATION AND ON SOUTHERLY RIGHT-OF-WAY LINE, 632 FEET;

THENCE NORTHWESTERLY 339 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID NORTHWESTERLY QUARTER OF THE NORTHEASTERLY QUARTER (NW1/4NE1/4);
THENCE NORTHWESTERLY 1,242 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 290 ACRES, MORE OR LESS.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Council Bluffs, Iowa.

The City of Council Bluffs, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private

entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would identify a new urban renewal project and update the description of two previously approved urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2023.

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City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

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