

**ORDINANCE NO. 6375**

**AN ORDINANCE ESTABLISHING THE SOUTH POINTE 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 “South Pointe Urban Revitalization Area;” and
- WHEREAS,** the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as 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 proposed South Pointe Subdivision, Phase 2, all in the City of Council Bluffs, Pottawattamie County, Iowa, 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 Sections 404.1.4 of the Iowa Code; and
- WHEREAS,** on October 8, 2018, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the South Pointe Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 26, 2018; 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 13, 2018, meeting, the City Planning Commission reviewed the plan for the South Pointe 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 South Pointe Urban Revitalization Area, known as the "South Pointe Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

**SECTION 2.** That the proposed South Pointe 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 17, 2018

\_\_\_\_\_  
Matthew J. Walsh

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Mayor

ATTEST:

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Jodi Quakenbush

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City Clerk

First Consideration: 11-26-18

Second Consideration: 12-17-18

Public Hearing: N/A

Third Consideration: Request to Waive