**RESOLUTION NO. 21-64**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA GRANTING APPROVAL OF TAX ABATEMENT ON IMPROVEMENTS MADE TO REAL PROPERTY AT 4700 GIFFORD ROAD IN THE SOUTH POINTE URBAN REVITALIZATION AREA DURING THE 2021 TAX ASSESSMENT YEAR (2020 CALENDAR YEAR).**

**WHEREAS**, the City Council has at its discretion the ability to approve tax abatement requests when improvements are made to real property within certain urban revitalization areas; and

**WHEREAS**, C1-Council Bluffs, LLC has made such improvements by constructing a 118,075 square foot data center which includes office space, loading docks and data warehouse space; and

**WHEREAS,** this development is addressed 4700 Gifford Road and is legally described as Lot 4, South Pointe Subdivision Phase 2 (parcel number 744414176009); and

**WHEREAS,** the building is owned by C1-Council Bluffs, LLC; and

**WHEREAS,** during the 2021 tax assessment year (2020 calendar year), eligible costs of $57,806,176 were incurred; and

**WHEREAS**, the tax abatement request pertains to property improvements located entirely within the boundaries of the South Pointe Urban Revitalization Area; and

**WHEREAS**, said work is consistent with all applicable city ordinances and codes, the goals and objectives of the South Pointe Urban Revitalization Area and Section 404 of the Iowa Code; and

**WHEREAS**, the applicant has requested a partial exemption on a ten-year sliding scale as authorized under Iowa Code 404.3 and the South Pointe Urban Revitalization Area; and

**WHEREAS**, the tax abatement application and all necessary attachments have been reviewed and approved by the Community Development Department.

**NOW, THEREFORE, BE IT RESOLVED**
**BY THE**
**CITY COUNCIL OF THE**
**CITY OF COUNCIL BLUFFS, IOWA**

The City Council hereby finds that the request for review of property tax abatement on improvements made to real property located at 4700 Gifford Road during the 2021 tax assessment year to be in compliance with the purpose and intent of the South Pointe Urban Revitalization Plan and that approval of tax abatement will be in the best interest of the City of Council Bluffs, Iowa.

**BE IT FURTHER RESOLVED**

That the City Council does hereby approve tax abatement for said project for the 2021 tax assessment year.

ADOPTED
AND
APPROVED February 22, 2021

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk