Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 - Phone 890-5263

**ORDINANCE NO**. 6449

**AN ORDINANCE AMENDING 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 amending the current Plan to include the area legally described as Lots 1 and 2, South 24th and Highway 275 Industrial Subdivision, along with the North ½ of the SE ¼ of Section 10-74-44, except the south 10.01 acres of said NW ¼ SE ¼ in Section 10-74-44 and Richard Downing Avenue right-of-way, 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 Section 404.1(4) of the Iowa Code; and

**WHEREAS**, on February 22, 2021, the City Council passed a Resolution of Necessity and Intent to establish an amended urban revitalization plan for the South Pointe Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for April 12, 2021; 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 March 9, 2021 meeting, the City Planning Commission reviewed the amended 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 amended urban revitalization plan for the South Pointe Urban Revitalization Area, known as the "2021 Amendment to 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 Amended 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 April 26, 2021

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

PUBLIC HEARING: N/A

FIRST CONSIDERATION: 4-12-2021

SECOND CONSIDERATION: 4-26-2021

THIRD CONSIDERATION: REQUEST TO WAIVE