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. 6463

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 part of the SE1/4 NE1/4 of Section 15-74-44 lying East of 26th Street, West of South 24th Street, and South of 45th Avenue, except the Southerly 435.6 feet of the Easterly 1000 feet of said Section, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND the southerly 435.6 feet of the easterly 1000 feet of the SE1/4 NE1/4 of Section 15-74-44, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND the East 31 acres of the NE1/4 SE1/4 of Section 15-74-44 and a 10 acre tract in the northeast corner of the SE1/4 SE1/4 of Section 15-74-44 along with part of Government Lot 1 in the SW1/4 SW1/4 of Section 14-74-44 and the Westerly 12.4 acres of Government Lot 1 in the NW1/4 SE1/4 of Section 14-74-44, 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 May 24, 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 June 28, 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 June 8, 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 #2 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 July 12, 2021

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

PUBLIC HEARING: n/a
FIRST CONSIDERATION: June 28, 2021
SECOND CONSIDERATION: July 12, 2021
THIRD CONSIDERATION: REQUEST TO WAIVE