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. 6469

AN ORDINANCE ESTABLISHING THE MID-AMERICA 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 "Mid-America Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described in the attachment Exhibit A 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 August 9, 2021, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Mid-America Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for September 13, 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 August 10, 2021 meeting, the City Planning Commission reviewed the plan for the Mid-America 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 Mid-America Urban Revitalization Area, known as the "Mid-America Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Mid-America 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 September 27, 2021

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

PUBLIC HEARING: N/A
FIRST CONSIDERATION: 9-13-21
SECOND CONSIDERATION: 9-27-21
THIRD CONSIDERATION: REQUEST TO WAIVE