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2014-13805

**RECORDER JOHN SCIORTINO
POTTAWATTAMIE COUNTY, IA
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A FEE \$ 25⁰⁰ ECOM \$ 100
T TAX \$ _____

**Type of Document: RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE
PLAYLAND PARK URBAN RENEWAL PLAN
(INCLUDING AMENDMENT NO. 3 LABELED AS
EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)**

**Return Document to: Brenda Carrico
Community Development Program Coordinator
City of Council Bluffs
403 Willow Avenue
Council Bluffs, Iowa 51503**

**Preparer Information: Patricia J. Martin
Ahlers & Cooney, P.C.
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Des Moines, IA 50309
(515) 243-7611**

Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

**LEGAL DESCRIPTION: See Resolution, pages 1-8.
01053445-1\10342-122**

(These agenda items should be incorporated with the other items in your regular agenda and posted/published as required.)

AGENDA ITEMS

Governmental Body: The City Council of the City of Council Bluffs, State of Iowa.
Date of Meeting: October 27, 2014.
Time of Meeting: 7:00 o'clock P.M.
Place of Meeting: Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Playland Park Urban Renewal Plan

- Public hearing on the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan
- Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 3 to the Playland Park Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 3 to the Playland Park Urban Renewal Plan

Such additional matters as are set forth on the additional 37 page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.



City Clerk, City of Council Bluffs, State of Iowa

October 27, 2014

The City Council of the City of Council Bluffs, State of Iowa, met in regular session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 o'clock P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

Branigan, Head, Ringgenberg

Watson & White

Absent: None

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan, the Mayor first asked for the report of the Director, Community Development Department, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Director, Community Development Department, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Amendment had been approved by the City Planning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 3 to the Playland Park Urban Renewal Plan and none were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member Branigan then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 3 TO THE PLAYLAND PARK URBAN RENEWAL PLAN" and moved that the same be adopted. Council Member White seconded the motion to adopt. The roll was called and the vote was,

AYES: Branigan, Head, Watson, White

NAYS: Ringgenberg

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 14-281

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 3 TO THE PLAYLAND PARK URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 03-138, adopted June 23, 2003, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Playland Park Urban Renewal Plan (the "Plan") for the Playland Park Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution No. 05-186, adopted June 27, 2005, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, by Resolution No. 09-218, adopted July 27, 2009, this City Council approved and adopted an Amendment No. 2 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA (2003)

Lots 174 through 185 in Twin City Gardens an addition to Council Bluffs, Iowa, part of Government Lot 3 and accretions thereto in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28 and in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29 and part of Government Lot 1 and accretions thereto in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 and in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and, NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, all in Township 75 North Range 44 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa more particularly described as follows:

Begin at the intersection of the West right-of-way line of North 40th Street with the centerline of Avenue B; thence West along the centerline of Avenue B approximately 2,500 feet to the Bulkhead line of the left (Easterly) shoreline of the Missouri River; thence Southerly along said line approximately 1,750 feet to the Southerly right-of-way line of Interstate Route I-480 being the Northerly right-of-way line of Old West Broadway; thence Easterly and Northeasterly along said line approximately 2,000 feet to the

Northerly prolongation of the Easterly right-of-way line of 41st Street; thence Southerly along said prolongation and along the Westerly line of the parcel owned by Frito Lay Inc. 298 feet more or less to the South corner of said parcel; thence Northeasterly along the Southeasterly line of Frito Lay parcel 280 feet more or less; thence Southwesterly along the Frito Lay parcel 50 feet; thence Northeasterly along the Frito Lay parcel 670 feet to the East corner of the Frito Lay parcel; and to the Southerly right-of-way line of 37th Street Extension; thence Northwesterly/Westerly, and Southwesterly along said right-of-way line 340 feet more or less to the Southerly prolongation of the West right-of-way line of North 40th Street; thence North along said prolongation and along said line 1,100 feet more or less to the centerline of Avenue B and the point of beginning. Said Urban Renewal tract contains 87.0 acres more or less.

AMENDMENT #1 AREA (2005)

A PARCEL OF LAND BEING A PORTION OF DODGE PARK SUBDIVISION AND VACATED SOUTH 41st STREET RIGHT-OF-WAY, IN GOVERNMENT LOT 1 IN THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DODGE PARK SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID DODGE PARK SUBDIVISION THE FOLLOWING 10 COURSES:

1. NORTH 88 DEGREES 22 MINUTES 48 SECONDS WEST, 250.00 FEET;
2. NORTH 01 DEGREE 19 MINUTES 16 SECONDS EAST, 520.29 FEET;
3. NORTH 05 DEGREES 13 MINUTES 49 SECONDS WEST, 519.59 FEET;
4. NORTH 60 DEGREES 02 MINUTES 45 SECONDS WEST, 94.09 FEET;
5. SOUTH 68 DEGREES 57 MINUTES 04 SECONDS WEST, 183.39 FEET;
6. SOUTH 38 DEGREES 46 MINUTES 11 SECONDS WEST, 87.56 FEET;
7. SOUTH 66 DEGREES 45 MINUTES 41 SECONDS WEST, 156.25 FEET TO A POINT ON A NON-

TANGENT CURVE, CONCAVE NORTHWESTERLY,
TO WHICH POINT A RADIAL LINE BEARS NORTH
75 DEGREES 46 MINUTES 17 SECONDS EAST, 257.12
FEET;

8. SOUTHWESTERLY, ALONG SAID CURVE,
THROUGH A CENTRAL ANGLE OF 96 DEGREES 06
MINUTES 50 SECONDS, 431.31 FEET;
9. SOUTH 81 DEGREES 39 MINUTES 00 SECONDS
WEST, 62.63 FEET;
10. NORTH 23 DEGREES 10 MINUTES 57 SECONDS
WEST, 303.68 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF VACATED SOUTH 41ST
STREET.

THENCE CONTINUING NORTHERLY ALONG SAID WEST
RIGHT-OF-WAY LINE, NORTH 23 DEGREES 10 MINUTES
57 SECONDS WEST, 165.63 FEET;

THENCE NORTH 44 DEGREES 21 MINUTES 06 SECONDS
EAST, 86.70 FEET TO A POINT ON THE EAST RIGHT-OF-
WAY LINE OF VACATED SOUTH 41ST STREET;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY
LINE, SOUTH 23 DEGREES 07 MINUTES 58 SECONDS
EAST, 198.93 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 59 SECONDS
EAST, 279.49 FEET;

THENCE SOUTH 23 DEGREES 04 MINUTES 01 SECONDS
EAST, 50.00 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 59 SECONDS
EAST, 570.40 FEET;

THENCE NORTH 23 DEGREES 04 MINUTES 01 SECONDS
EAST, 50.00 FEET;

THENCE NORTH 67 DEGREES 03 MINUTES 35 SECONDS
EAST, 30.04 FEET TO A POINT ON THE SOUTHWESTERLY
RIGHT-OF-WAY LINE OF 37TH AVENUE AND THE
NORTHEASTERLY BOUNDARY OF DODGE PARK
SUBDIVISION;

THENCE EASTERLY AND SOUTHERLY ALONG SAID DODGE PARK SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES:

1. SOUTH 64 DEGREES 39 MINUTES 33 SECONDS EAST, 301.93 FEET;
2. SOUTH 01 DEGREE 19 MINUTES 16 SECONDS WEST, 1095.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 10.55 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2, SW1/4) IN SECTION 28 AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) OF SECTION 29, INCLUDING A PORTION OF TWIN CITY GARDENS SUBDIVISION, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE AVENUE B RIGHT-OF-WAY FROM THE EAST HIGH BANK OF THE MISSOURI RIVER TO THE WEST RIGHT-OF-WAY LINE OF NORTH 40th STREET.

SAID PARCEL CONTAINS AN AREA OF 1.44 ACRES, MORE OR LESS.

AMENDMENT NO. 2 AREA (2009)

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4) IN SECTION 28 AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION 29, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "B" AND THE EAST RIGHT-OF-WAY LINE OF THE COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE ALONG THE WESTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE, 895 FEET (MORE OR LESS) TO A POINT ON THE EAST HIGH BANK OF THE MISSOURI RIVER;

THENCE NORTHERLY, ALONG SAID EAST HIGH BANK, 1666 FEET (MORE OR LESS) TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "G";

THENCE ALONG SAID WESTERLY PROLONGATION, SOUTH 88 DEGREES 34 MINUTES 53 SECONDS EAST, 1369 FEET (MORE OR LESS) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE SOUTHWESTERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, 1793 FEET (MORE OR LESS) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 45.87 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND BEING A PORTION OF THE ACCRETIONS TO GOVERNMENT LOTS 1, 2 AND 3, TOGETHER WITH RIPARIAN RIGHTS IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY (I-480) AND THE EAST RIGHT-OF-WAY LINE OF THE COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 2739 FEET (MORE OR LESS) TO A POINT ON THE

EASTERLY PROLONGATION OF THE SOUTH BACK-OF-CURB LINE OF HARRAH'S CASINO NORTH PARKING LOT;

THENCE ALONG SAID EASTERLY PROLONGATION, ALONG SAID SOUTHERLY BACK-OF-CURB AND ALONG IT'S WESTERLY PROLONGATION, SOUTH 64 DEGREES 10 MINUTES 04 SECONDS WEST, 564 FEET (MORE OR LESS) TO A POINT ON THE EAST HIGH BANK OF THE MISSOURI RIVER;

THENCE NORTHERLY, ALONG SAID EAST HIGH BANK, 2516 FEET (MORE OR LESS) TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY (I-480);

THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 675 FEET (MORE OR LESS) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 25.6 ACRES, MORE OR LESS;

and

WHEREAS, a proposed Amendment No. 3 to the Playland Park Urban Renewal Plan ("Amendment No. 3" or "Amendment") for the Playland Park Urban Renewal Area described below has been prepared, which proposed Amendment is on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add additional land and add and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 3 to the Urban Renewal Area adds land, as follows:

AMENDMENT #3 AREA (2014)

A PARCEL OF LAND BEING ALL OF LOTS 194 THROUGH 201, PORTIONS OF AVENUE B AND NORTH 40th STREET RIGHTS-OF-WAY, ALL OF THE ALLEY VACATED TO LOTS 194 THROUGH 198, AND ALL OF THE ALLEY BETWEEN LOTS 99 THROUGH 201 AND LOTS 288 THROUGH 290, ALL IN TWIN CITY GARDENS, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS,

POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 173 IN SAID TWIN CITY GARDENS SUBDIVISION;

THENCE EASTERLY ACROSS THE NORTH 40th STREET RIGHT-OF-WAY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE B TO THE SOUTHWEST CORNER OF LOT 202;

THENCE CONTINUING EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 202 AND ACROSS THE ALLEY BETWEEN LOTS 202 AND 240 TO THE SOUTHWEST CORNER OF SAID LOT 240;

THENCE SOUTHERLY ACROSS SAID AVENUE B RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 290;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINES OF LOTS 290 THROUGH 288 TO THE SOUTHWEST CORNER OF SAID LOT 288;

THENCE WESTERLY TO THE CENTERLINE OF THE ALLEY BETWEEN SAID LOT 288 AND LOT 99, WHICH HAS BEEN VACATED SOUTH OF THIS POINT;

THENCE SOUTHERLY ALONG SAID VACATED ALLEY CENTERLINE TO A POINT BETWEEN THE SOUTHWEST CORNER OF LOT 283 AND THE SOUTHEAST CORNER OF LOT 194;

THENCE WESTERLY TO SAID SOUTHEAST CORNER OF LOT 194;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID LOT 194 AND ITS WESTERLY PROLONGATION ACROSS THE NORTH 40th STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 181;

THENCE NORTHERLY ALONG THE WEST RIGHT-OF WAY LINE OF NORTH 40th STREET AND THE EAST LINES OF LOT 181 THROUGH 174 TO THE NORTHEAST CORNER OF SAID LOT 174;

THENCE CONTINUING NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, ACROSS THE AVENUE B RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1.7 ACRES, MORE OR LESS;

THE PLAYLAND PARK URBAN RENEWAL AREA AS AMENDED CONTAINS A TOTAL AREA OF 149.7 ACRES, MORE OR LESS. ALL RIGHTS OF WAY OF ADJACENT STREETS OR ROADS TO THE ENTIRE URBAN RENEWAL AREA ARE ALSO INCLUDED; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan ; and

WHEREAS, the Iowa statutes do not require the City Council to submit the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; however, the proposed Amendment No. 3 has been submitted to the City Planning Commission; and

WHEREAS, adoption of Amendment No. 3 to the Playland Park Urban Renewal Plan has been approved by the City Planning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on September 22, 2014, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director, Community Development Department, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by

timely publication in the Daily Nonpareil, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 3 to the Playland Park Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 3 concerning the area of the City of Council Bluffs, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

A. Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Playland Park Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

B. The Plan, as amended, and Amendment No. 3 to the Playland Park Urban Renewal Plan conform to the general plan for the development of the City as a whole; and

C. Acquisition by the City is expected and as to those areas of open land to be acquired by the City included within the Playland Park Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Playland Park Urban Renewal Area, as amended, continues to be a blighted area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 3 to the Playland Park Urban Renewal Plan of the City of Council Bluffs, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 3 to the Playland Park Urban Renewal Plan for the City of Council Bluffs, State of Iowa"; Amendment No. 3 to the Playland Park Urban Renewal Plan of the City of Council Bluffs, State of Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 3 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Playland Park Urban Renewal Plan, and the Plan as amended, shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 3 to the Playland Park Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Pottawattamie County, Iowa, to be filed and recorded in the manner provided by law.


Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 3, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 27th day of October, 2014.



Mayor

ATTEST:



City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

2014 AMENDMENT

TO THE

PLAYLAND PARK
URBAN RENEWAL PLAN



CITY OF COUNCIL BLUFFS, IOWA

Original Area Adopted – June, 2003
2005 Amendment (Amendment No. 1) – June 2005
2009 Amendment (Amendment No. 2) – July 2009
2014 Amendment (Amendment No. 3) - October 2014

**2014 AMENDMENT (Amendment No. 3)
to the
PLAYLAND PARK
URBAN RENEWAL PLAN
CITY OF COUNCIL BLUFFS, IOWA**

The Playland Park Urban Renewal Plan ("Urban Renewal Plan") for the Playland Park Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted in 2003 and has been amended in 2005 (Amendment No. 1) and 2009 (Amendment No. 2). This Urban Renewal Plan is being further amended to add land to the Urban Renewal Area and to confirm the list of proposed urban renewal projects to be undertaken within the Area by this 2014 Amendment ("Amendment No. 3").

The original Urban Renewal Plan, Amendment No. 1 and Amendment No. 2, were based on the remediation of slum and blighting conditions. Although the first phase of blight remediation has begun in much of the Area by the removal of certain blighted structures, the construction of infrastructure and private redevelopment, the second part of blight remediation remains to be implemented. This Amendment outlines the projects necessary to continue blight remediation, including preparing land for private redevelopment. This proposed private redevelopment part consists of a mixture of commercial and residential uses including the construction of infrastructure to support said uses. These projects contemplate the construction of the following: office buildings with supporting parking areas and structures; mixed use buildings containing commercial use on the 1st floor with upper story multi-family units; attached residential structures; commercial and retail uses; and public recreational spaces.

The original Urban Renewal Area and each amendment are referred to as subareas in this Amendment. The subareas make up the Urban Renewal Area. No change is being made to the original Area or subareas.

Except as modified by this Amendment, the provisions of the original Playland Park Urban Renewal Plan, as previously amended, are hereby ratified, confirmed and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal descriptions of the original Urban Renewal Area, Amendment No. 1, Amendment No. 2, and this Amendment No. 3 are attached to this Plan as Exhibit A. The land added by Amendment No. 3 is referred to as "Amendment No. 3 Area." The Urban Renewal Area and each subarea are depicted in Exhibit B.

AREA DESIGNATION

The Area within this Amendment continues to be designated as appropriate for blight remediation.

PROJECT OBJECTIVES

This Urban Renewal Plan is intended to strengthen the economy, enhance the viability, and stimulate the development of the surrounding area through the elimination of those factors which have inhibited the full development of the Urban Renewal Area including, but not limited to, the demolition of blighted structures, installation of the municipal infrastructure, and other activities necessary to prepare land for private redevelopment within the Area. This Urban Renewal Plan is intended to achieve the following objectives:

1. Protect the health, safety and general welfare of City residents through the removal or elimination of slums, blighted and substandard conditions that exist in the Area. Blight remediation includes not only the removal of blighted buildings but the remediation of blight by the redevelopment of the property into new uses for the benefit of the City.
2. Improve public streets and infrastructure to adequately support the desired land use by correcting substandard street pavement conditions and upgrading or installing public infrastructure to support existing and probable levels of additional development to contemporary standards and requirements.
3. Provide for adequate and improved vehicular ingress and egress to all properties within the Area, specifically the riverfront development area.
4. Provide for the creation of a unified land use district throughout the Area whose physical development is consistent with the area's residential character.
5. Reduce visual clutter occurring within the Area.
6. Provide for the acquisition and creation of public open spaces, such as parks and trails, intended to support riverfront development and other plan objectives that will improve the aesthetic quality of the Area.
7. Provide for adequate utility services to ensure the private development of the Area.
8. Provide for the appropriate storm water drainage and control to promote the development of the Area.
9. To ensure the Area is adequately served by public safety services and facilities.
10. To cause the construction of a residential and commercial development that is consistent with the surrounding neighborhood.
11. Redevelop non-conforming, industrial land uses in a manner that is consistent with the surrounding neighborhood.
12. Provide access to the Missouri Riverfront and create additional recreational opportunities to retain and attract businesses and employees to the City.

TYPES OF RENEWAL ACTIVITIES

The proposed actions in the Urban Renewal Project Area will consist of one or more of the following actions as outlined by Chapter 403 of the Iowa Code.

1. Dedicate, sell, convey or lease any interest in City property, or grant easements, licenses or other rights or privileges.
2. Incur the expense of any public improvements made by the City through exercising the powers granted by Chapter 403 of the Iowa Code.
3. Do any and all things necessary to aid or cooperate in planning of the Urban Renewal Area or projects.
4. Lend, grant or contribute funds to entities, including private individuals or businesses, which further the objectives of this Plan.
5. Enter into agreements respecting actions to be taken pursuant to any of the powers granted by Chapter 403 or Chapter 15A of the Iowa Code.
6. Cause public buildings and public facilities, including, but not limited to, parks, playgrounds, and recreational, community, educational, water, sewer or drainage facilities, or any other works which the City is otherwise empowered to undertake to be furnished.
7. Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, bicycle and pedestrian trails or other places.
8. Plan or replan, zone or rezone any part of the Urban Renewal Area.
9. Cause administrative and other services to be furnished to the City.
10. Use condemnation powers under Section 403.7 and Chapters 6A and 6B of the Iowa Code or other authority to acquire property for uses allowed under urban renewal law.
11. To fund or finance blight remediation and/or economic development projects.
12. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
13. To arrange for or cause to be provided the construction or repair of public infrastructure, including but not limited to streets, storm water drainage, sanitary sewer system, water system, public utilities or other facilities in connection with urban renewal projects.

14. To make grants, loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons or businesses on such terms as may be determined by the City Council.
15. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
16. To borrow money and to provide security therefor.
17. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Council Bluffs and the State of Iowa.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City, as a whole. The City is in the process of, or by the time of the adoption of this Plan will have adopted the "Bluffs Tomorrow: 2030 Plan". This is a new comprehensive plan for the City designed to replace the previous 1994 Comprehensive Plan. The 1994 Comprehensive Plan for the City identified the future land use for the Urban Renewal Area as multi-family, single family, and parks/open space and the Bluffs Tomorrow: 2030 Plan also identifies the area as multi-family/mixed use.

Resolution 07-462, approved by City Council on December 10, 2007, adopted the "Playland Park Master Plan." The Master Plan was amended on December 8, 2008 with the adoption of City Council Resolution No. 08-370. The original Playland Park Master Plan and 2008 amendment were adopted as an amendment to the 1994 Comprehensive Plan. The purpose of the original Master Plan was to outline a new mixed use, pedestrian oriented neighborhood development east of the Missouri River levee and the development of a riverfront park west of the levee. The amendment was written eliminating certain access points to the proposed riverfront park which interfered with the integrity of the Missouri River levee. Currently, the City is in the process of, or by the time of the adoption of this Urban Renewal Plan will have adopted a 2014 amendment to the Playland Park Master Plan. This purpose of this amendment is to add an office and mid rise residential condominium component. The purpose of the amendment Bluffs Tomorrow: 2030 Plan does not replace the Amended Playland Park Master Plan but rather provides context for this plan to be implemented with the broader vision of the community.

This Plan and the urban renewal projects described herein are consistent with both the City's 1994 Comprehensive Plan and the Bluffs Tomorrow: 2030 Plan.

PREVIOUS URBAN RENEWAL PROJECTS

Several Urban Renewal Projects were authorized prior to July 1, 2014, and are continuing.

PROPOSED URBAN RENEWAL PROJECTS (2014 AMENDMENT No. 3)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Playland Park Renewal Plan, as previously amended, the Proposed Urban Renewal Projects under this Amendment include:

1. Public Improvements:

Project	Date	Estimated cost	Rationale
Street and Infrastructure Installation. Design and construction of sanitary sewer, storm water, water, street, parking, sidewalks, trails, streetscapes and lighting. These improvements are necessary to adequately serve land currently owned by the City which is intended to be prepared for development, subdivided and sold for private redevelopment as depicted in the Playland Park Master Plan attached as Exhibit C. Note: the illustration "Master Plan" in Exhibit C may be modified or terminated as projects are developed and finalized in the future.	2015-2016	\$5,000,000 to \$7,000,000 for infrastructure costs	To provide transportation and utility access to land that has limited transportation access and no municipal utilities. The project would result in the creation of property tax base, construction jobs, residential units, commercial businesses, and permanent jobs.

2. Commercial, Mixed Use, and Residential Development Projects:

	Date	Estimated cost	Rationale
Commercial Office. Construction of office buildings containing a total of 80,000 to 120,000 square feet with adjacent parking structure. The total cost of the project is estimated at \$22,000,000 to \$30,000,000. A rebate TIF or other incentive is anticipated to be granted to the developer for the additional cost for multi-level construction, enclosed parking, underground storm water retention, and higher design standards. The project would be located on Zone 1 depicted in Exhibit D. Note: The Development Zones depicted in Exhibit D may be modified or terminated as projects are developed and finalized in the future.	2015-2017	\$8,000,000 to \$11,500,000 for rebates	Construction of Class A office building. The project would result in the creation and retention of jobs, property tax base, construction jobs, and commercial businesses.

<p>Mixed Use Project. Construction of a mixed use building containing commercial space, 140 to 180 multi-family rental units with enclosed and surface parking. This project is estimated to cost 15,000,000 to \$20,000,000 and would be constructed on Zone 2 depicted in Exhibit D. Note: The Development Zones depicted in Exhibit D maybe modified or terminated as projects are developed and finalized in the future. A rebate TIF or other incentive is anticipated to be granted to the developer for the additional cost of multi-level construction, enclosed parking, underground storm water retention, and higher design standards.</p>	2015-2017	\$3,000,000 to \$5,000,000 for rebates	Construction of residential rental units. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs.
<p>Residential Rental Project. Construction of multi-family structures containing 40 to 60 townhome units. This project is estimated to cost \$5,000,000 to \$8,000,000 and would be constructed on Zone 4 as depicted in Exhibit D. A rebate TIF or other incentive is anticipated to be granted to the developer for the additional cost of lower density development, enclosed parking, underground storm water retention, and higher design standards.</p>	2015-2018	\$1,000,000 to \$2,500,000 for rebates	Construction of residential ownership and rental units. The project would result in the creation of property tax base and construction jobs.
<p>Residential Ownership Project. Construction of 30 to 60 residential condominiums with main level commercial spaces. This project would be implemented in phases with the size dependent on market conditions and located on Zone 3 depicted in Exhibit D. This project is estimated to cost \$12,000,000 to \$18,000,000. A rebate TIF or other incentive is anticipated to be granted to the developer for the additional cost for multi-level construction, enclosed parking, underground storm water retention, and higher design standards.</p>	2015-2018	\$3,000,000 to \$5,000,000 for rebates	Construction of residential ownership and rental units. The project would result in the creation of property tax base and construction jobs.

3. **Development Agreements:**

Project	Date	Estimated cost
<p>Development Services Agreement. The City proposes to engage Noddle Development Company to assist the City master plan amendments, marketing, implementation of design review of private development and coordination of public improvements and private development.</p>	2015-2019	\$250,000 to \$400,000

4. **Planning, engineering fees (for urban renewal plans), attorney fees to support urban renewal projects and planning:**

Project	Date	Estimated cost
Fees and costs	2015-2019	\$250,000

DEBT

1.	July 1, 2014 constitutional debt limit:	\$156,950,561
2.	Current outstanding general obligation debt:	\$62,322,834
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Urban Renewal Projects (amendment No. 3) has not yet been determined. This document is merely for planning purposes. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects as described above will be approximately as follows:	\$20,500,000 to \$31,650,000

PUBLIC BUILDING ANALYSIS

Chapter 403 requires that the City provide an analysis of alternate development options and funding sources and why those options are less feasible than the proposed project using tax increment revenues on the Project. No public buildings are proposed.

URBAN RENEWAL FINANCING

The City of Council Bluffs intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Council Bluffs has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. **Tax Increment Financing**

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements

associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds

Under Division III of Chapter 382 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and urban renewal projects within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Council Bluffs. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with blight remediation and/or commercial or industrial development. In addition, the City may decide to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans, grants or other incentives.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property.

URBAN RENEWAL PLAN AMENDMENTS

The Playland Park Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the entire Urban Renewal Area, including the Amendment No. 3 Area) without limit due to the designation of the Area as appropriate for blight remediation.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

ORIGINAL PROJECT AREA (2003)

LOTS 174 THROUGH 185 IN TWIN CITY GARDENS AN ADDITION TO COUNCIL BLUFFS, IOWA, PART OF GOVERNMENT LOT 3 AND ACCRETIONS THERETO IN THE SW ¼ SW ¼ OF SECTION 28 AND IN THE SE ¼ SE ¼ OF SECTION 29 AND PART OF GOVERNMENT LOT 1 AND ACCRETIONS THERETO IN THE NE ¼ NE ¼ OF SECTION 32 AND IN THE NW ¼ NW ¼ AND, NE ¼ NW ¼ OF SECTION 33, ALL IN TOWNSHIP 75 NORTH RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH 40TH STREET WITH THE CENTERLINE OF AVENUE B; THENCE WEST ALONG THE CENTERLINE OF AVENUE B APPROXIMATELY 2,500 FEET TO THE BULKHEAD LINE OF THE LEFT (EASTERLY) SHORELINE OF THE MISSOURI RIVER; THENCE SOUTHERLY ALONG SAID LINE APPROXIMATELY 1,750 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-480 BEING THE NORTHERLY RIGHT-OF-WAY LINE OF OLD WEST BROADWAY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID LINE APPROXIMATELY 2,000 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF 41ST STREET; THENCE SOUTHERLY ALONG SAID PROLONGATION AND ALONG THE WESTERLY LINE OF THE PARCEL OWNED BY FRITO LAY INC. 298 FEET MORE OR LESS TO THE SOUTH CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF FRITO LAY PARCEL 280 FEET MORE OR LESS; THENCE SOUTHWESTERLY ALONG THE FRITO LAY PARCEL 50 FEET; THENCE NORTHEASTERLY ALONG THE FRITO LAY PARCEL 670 FEET TO THE EAST CORNER OF THE FRITO LAY PARCEL; AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 37TH STREET EXTENSION; THENCE NORTHWESTERLY/WESTERLY, AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 340 FEET MORE OR LESS TO THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH 40TH STREET; THENCE NORTH ALONG SAID PROLONGATION AND ALONG SAID LINE 1,100 FEET MORE OR LESS TO THE CENTERLINE OF AVENUE B AND THE POINT OF BEGINNING.

SAID URBAN RENEWAL TRACT CONTAINS 87.0 ACRES MORE OR LESS.

AMENDMENT #1 AREA (2005)

A PARCEL OF LAND BEING A PORTION OF DODGE PARK SUBDIVISION AND VACATED SOUTH 41ST STREET RIGHT-OF-WAY, IN GOVERNMENT LOT 1 IN THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DODGE PARK SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID DODGE PARK SUBDIVISION THE FOLLOWING 10 COURSES:

1. NORTH 88 DEGREES 22 MINUTES 48 SECONDS WEST, 250.00 FEET;
2. NORTH 01 DEGREE 19 MINUTES 16 SECONDS EAST, 520.29 FEET;
3. NORTH 05 DEGREES 13 MINUTES 49 SECONDS WEST, 519.59 FEET;
4. NORTH 60 DEGREES 02 MINUTES 45 SECONDS WEST, 94.09 FEET;
5. SOUTH 68 DEGREES 57 MINUTES 04 SECONDS WEST, 183.39 FEET;
6. SOUTH 38 DEGREES 46 MINUTES 11 SECONDS WEST, 87.56 FEET;
7. SOUTH 66 DEGREES 45 MINUTES 41 SECONDS WEST, 156.25 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 75 DEGREES 46 MINUTES 17 SECONDS EAST, 257.12 FEET;
8. SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96 DEGREES 06 MINUTES 50 SECONDS, 431.31 FEET;
9. SOUTH 81 DEGREES 39 MINUTES 00 SECONDS WEST, 62.63 FEET;
10. NORTH 23 DEGREES 10 MINUTES 57 SECONDS WEST, 303.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VACATED SOUTH 41ST STREET.

THENCE CONTINUING NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 23 DEGREES 10 MINUTES 57 SECONDS WEST, 165.63 FEET;

THENCE NORTH 44 DEGREES 21 MINUTES 06 SECONDS EAST, 86.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VACATED SOUTH 41ST STREET;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 23 DEGREES 07 MINUTES 58 SECONDS EAST, 198.93 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 59 SECONDS EAST, 279.49 FEET;

THENCE SOUTH 23 DEGREES 04 MINUTES 01 SECONDS EAST, 50.00 FEET;

THENCE NORTH 66 DEGREES 55 MINUTES 59 SECONDS EAST, 570.40 FEET;

THENCE NORTH 23 DEGREES 04 MINUTES 01 SECONDS EAST, 50.00 FEET;

THENCE NORTH 67 DEGREES 03 MINUTES 35 SECONDS EAST, 30.04 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 37th AVENUE AND THE NORTHEASTERLY BOUNDARY OF DODGE PARK SUBDIVISION;

THENCE EASTERLY AND SOUTHERLY ALONG SAID DODGE PARK SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES:

1. SOUTH 64 DEGREES 39 MINUTES 33 SECONDS EAST, 301.93 FEET;
2. SOUTH 01 DEGREE 19 MINUTES 16 SECONDS WEST, 1095.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 10.55 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2, SW1/4) IN SECTION 28 AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) OF SECTION 29, INCLUDING A PORTION OF TWIN CITY GARDENS SUBDIVISION, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE AVENUE B RIGHT-OF-WAY FROM THE EAST HIGH BANK OF THE MISSOURI RIVER TO THE WEST RIGHT-OF-WAY LINE OF NORTH 40th STREET.

SAID PARCEL CONTAINS AN AREA OF 1.44 ACRES, MORE OR LESS.

AMENDMENT #2 AREA (2009)

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4) IN SECTION 28 AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION 29, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "B" AND THE EAST RIGHT-OF-WAY LINE OF THE COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE ALONG THE WESTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE, 895 FEET (MORE OR LESS) TO A POINT ON THE EAST HIGH BANK OF THE MISSOURI RIVER;

THENCE NORTHERLY, ALONG SAID EAST HIGH BANK, 1666 FEET (MORE OR LESS) TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "G";

THENCE ALONG SAID WESTERLY PROLONGATION, SOUTH 88 DEGREES 34 MINUTES 53 SECONDS EAST, 1369 FEET (MORE OR LESS) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE SOUTHWESTERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, 1793 FEET (MORE OR LESS) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 45.87 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND BEING A PORTION OF THE ACCRETIONS TO GOVERNMENT LOTS 1, 2 AND 3, TOGETHER WITH RIPARIAN RIGHTS IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY (I-480) AND THE EAST RIGHT-OF-WAY LINE OF THE COUNCIL BLUFFS MISSOURI RIVER LEVEE;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, 2739 FEET (MORE OR LESS) TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH BACK-OF-CURB LINE OF HARRAH'S CASINO NORTH PARKING LOT;

THENCE ALONG SAID EASTERLY PROLONGATION, ALONG SAID SOUTHERLY BACK-OF-CURB AND ALONG IT'S WESTERLY PROLONGATION, SOUTH 64 DEGREES 10 MINUTES 04 SECONDS WEST, 564 FEET (MORE OR LESS) TO A POINT ON THE EAST HIGH BANK OF THE MISSOURI RIVER;

THENCE NORTHERLY, ALONG SAID EAST HIGH BANK, 2516 FEET (MORE OR LESS) TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY (I-480);

THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 675 FEET (MORE OR LESS) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 25.6 ACRES, MORE OR LESS.

AMENDMENT #3 AREA (2014)

A PARCEL OF LAND BEING ALL OF LOTS 194 THROUGH 201, PORTIONS OF AVENUE B AND NORTH 40th STREET RIGHTS-OF-WAY, ALL OF THE ALLEY VACATED TO LOTS 194 THROUGH 198, AND ALL OF THE ALLEY BETWEEN LOTS 99 THROUGH 201 AND LOTS 288 THROUGH 290, ALL IN TWIN CITY GARDENS, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 173 IN SAID TWIN CITY GARDENS SUBDIVISION;

THENCE EASTERLY ACROSS THE NORTH 40th STREET RIGHT-OF-WAY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE B TO THE SOUTHWEST CORNER OF LOT 202;

THENCE CONTINUING EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 202 AND ACROSS THE ALLEY BETWEEN LOTS 202 AND 240 TO THE SOUTHWEST CORNER OF SAID LOT 240;

THENCE SOUTHERLY ACROSS SAID AVENUE B RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 290;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINES OF LOTS 290 THROUGH 288 TO THE SOUTHWEST CORNER OF SAID LOT 288;

THENCE WESTERLY TO THE CENTERLINE OF THE ALLEY BETWEEN SAID LOT 288 AND LOT 99, WHICH HAS BEEN VACATED SOUTH OF THIS POINT;

THENCE SOUTHERLY ALONG SAID VACATED ALLEY CENTERLINE TO A POINT BETWEEN THE SOUTHWEST CORNER OF LOT 283 AND THE SOUTHEAST CORNER OF LOT 194;

THENCE WESTERLY TO SAID SOUTHEAST CORNER OF LOT 194;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID LOT 194 AND ITS WESTERLY PROLONGATION ACROSS THE NORTH 40th STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 181;

THENCE NORTHERLY ALONG THE WEST RIGHT-OF WAY LINE OF NORTH 40th STREET AND THE EAST LINES OF LOT 181 THROUGH 174 TO THE NORTHEAST CORNER OF SAID LOT 174;

THENCE CONTINUING NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE,
ACROSS THE AVENUE B RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1.7 ACRES, MORE OR LESS.

THE PLAYLAND PARK URBAN RENEWAL AREA AS AMENDED CONTAINS A TOTAL
AREA OF 149.7 ACRES, MORE OR LESS. ALL RIGHTS OF WAY OF ADJACENT
STREETS OR ROADS TO THE ENTIRE URBAN RENEWAL AREA ARE ALSO
INCLUDED.

EXHIBIT B

**MAP OF THE AMENDED PLAYLAND PARK
URBAN RENEWAL AREA**

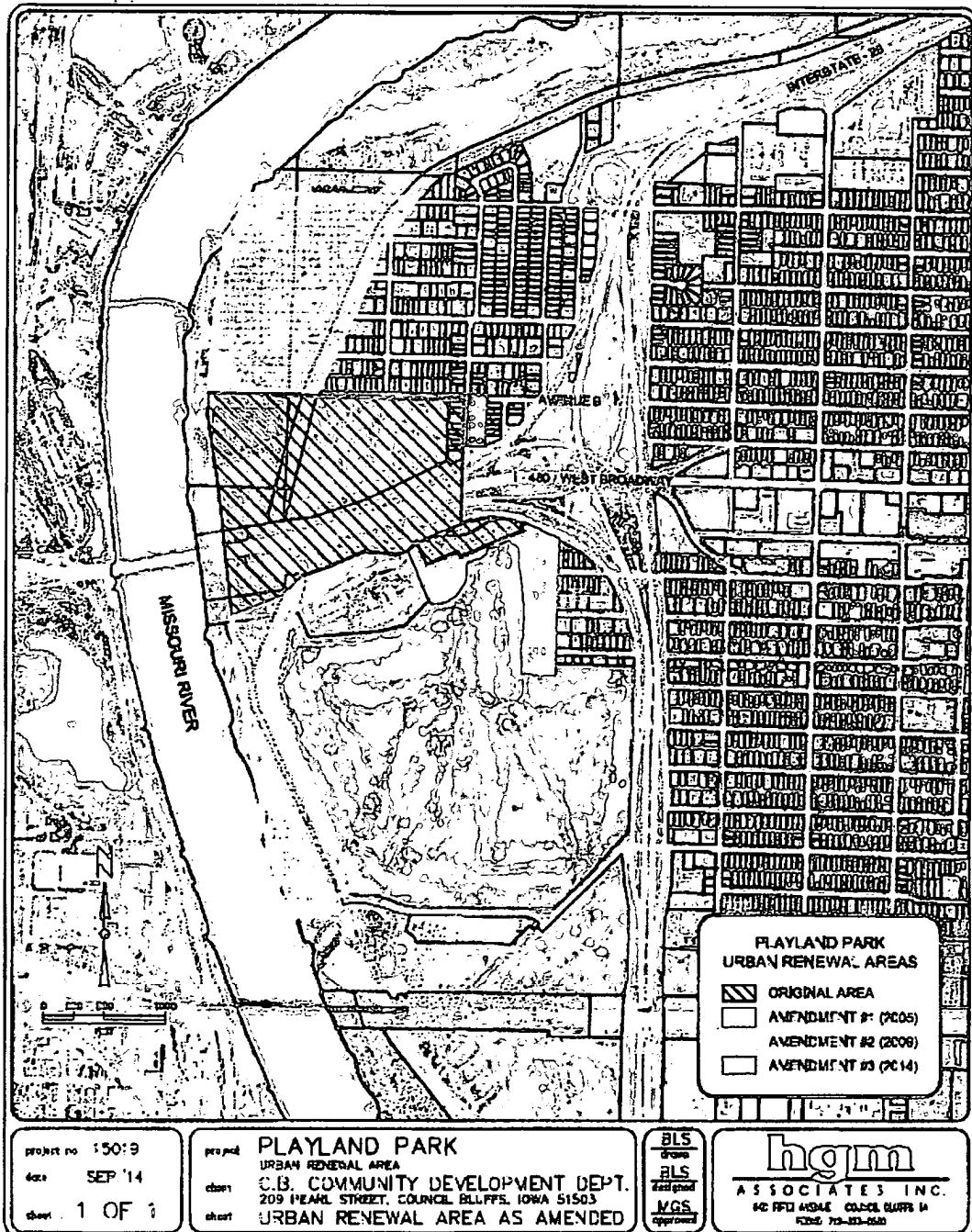


EXHIBIT C

MASTER PLAN

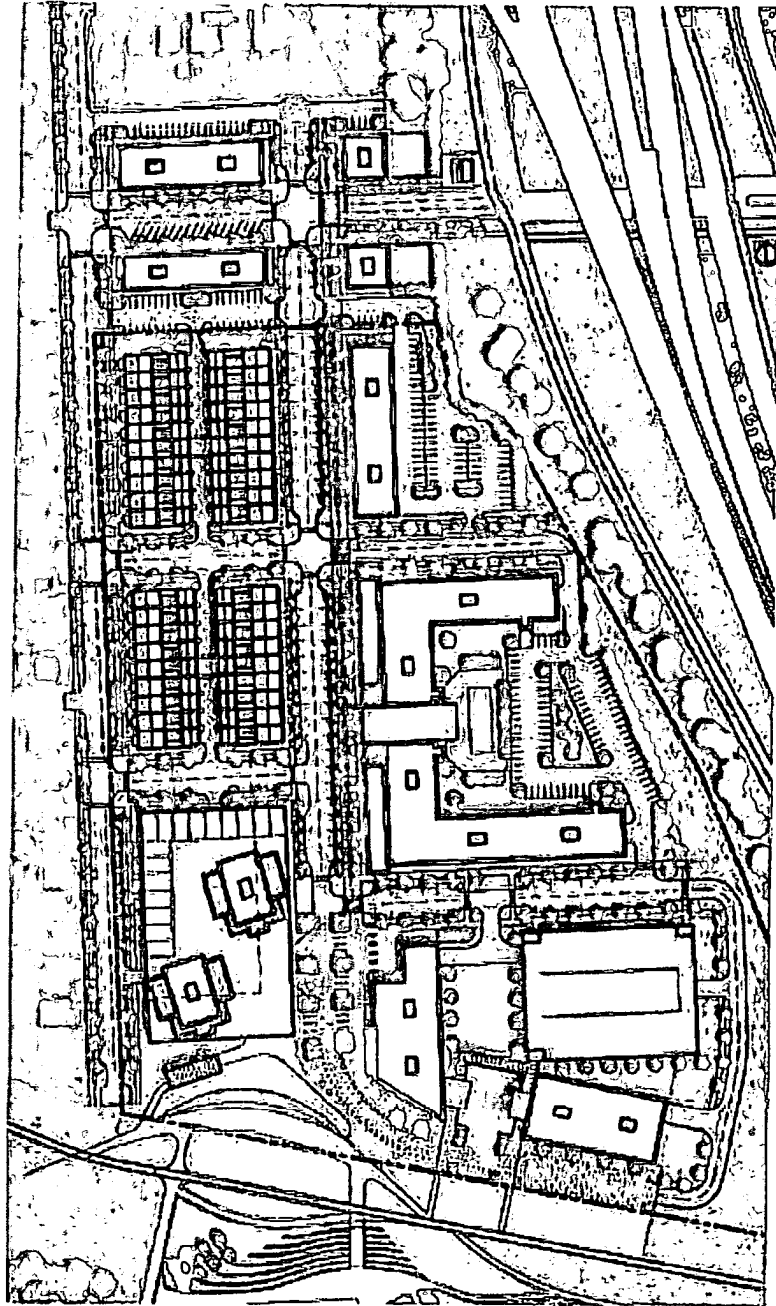
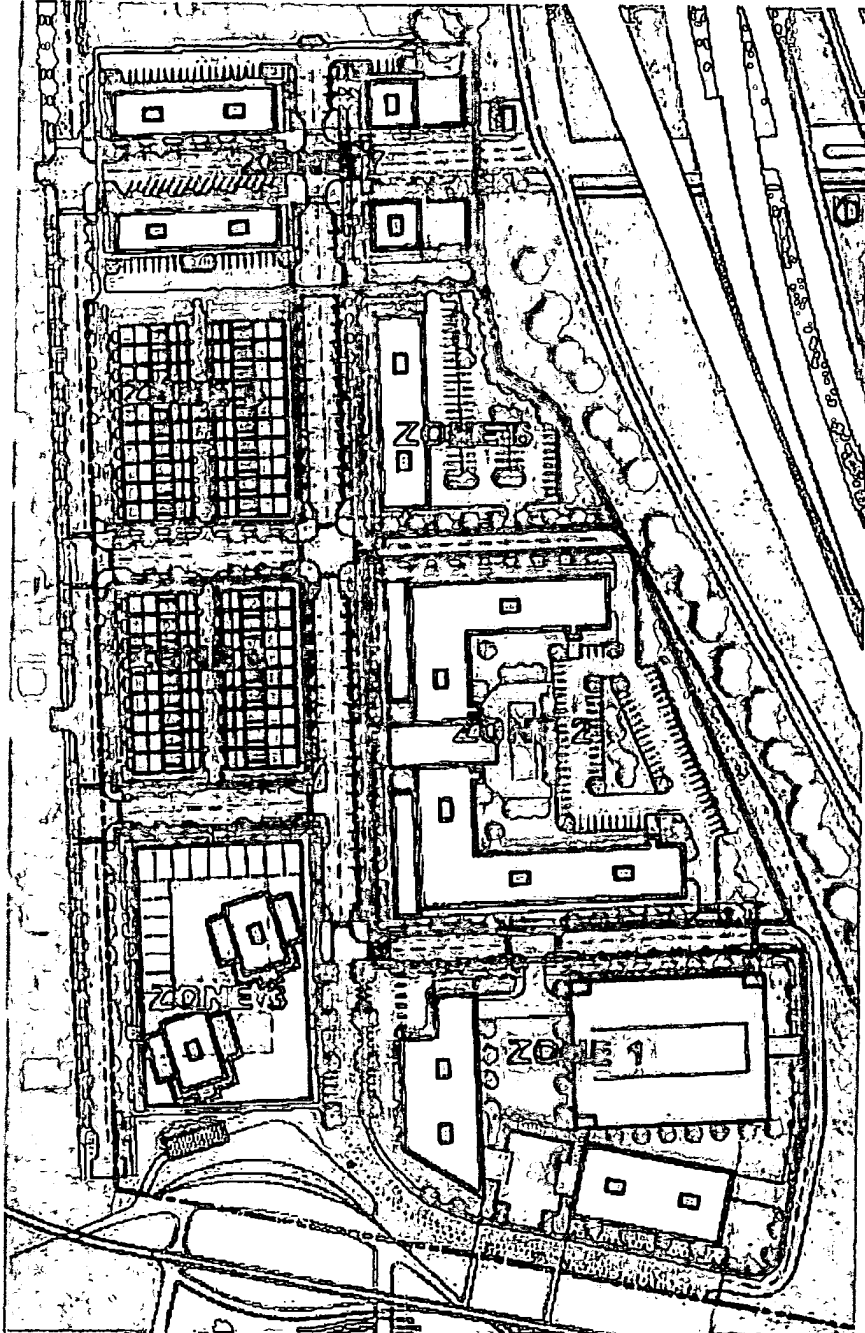


EXHIBIT D

DEPICTION OF DEVELOPMENT ZONES



CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 30 day of October, 2014.

Manica L. Worden
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA
REGULAR MEETING, OCTOBER 27, 2014, 7:00 PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL
209 PEARL STREET

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **CONSENT AGENDA**
 - A. Approval of agenda and tape recording of this proceeding to be incorporated into the official minutes
 - B. Reading, correction and approval of the October 13, 2014 City Council meeting minutes
 - C. Resolution 14-279, setting a Public Hearing for November 24, 2014, 7:00 p.m., on the intent to dispose of an interest in City property that being the 1st Avenue right of way between 25th Street and 27th Street, and authorizing the Mayor to sign a Deed, an Easement and an Agreement between the City and the Council Bluffs Community School District related to the Mid City Trail Phase II Project
 - D. Resolution 14-280, accepting the work of Carley Construction LLC as complete for the N. 31st Street Rehab, Phase VI Project (FY14-13) and authorizing release of the retainage fee after 30 days if no claims are filed
 - E. Financial Reporting Package - September 2014 (Separate cover)
 - F. Fund Balance Statement (September 2014)
 - G. List of Bills (September 2014)
 - H. Notices of Claim (2)
 - I. Notices of Right of Redemption (2)
4. **PUBLIC HEARINGS**
 - A. Resolution 14-281, determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 3 to the Playland Park Urban Renewal Plan

DISCLAIMER:

If you plan on attending this meeting and require assistance please notify the City Clerk's Office at (712) 328-4616 by Friday, October 25, 2014, 5:00 p.m.

ORIGINAL

CERTIFICATE OF PUBLISHER'S
AFFIDAVIT OF PUBLICATION

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Council Bluffs, in the County of Pottawattamie, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the Daily Nonpareil, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

October 10, 2014.

WITNESS my official signature this 30th day of October, 2014.

Marcia L. Warden
City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof
began on the 10th day of October, 2014

Signed in my presence by the said Amy McKay and by her sworn to before me this 10th day of October, A.D. 2014.

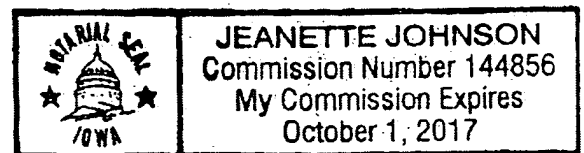


Amy McKay
Daily Nonpareil Controller



Jeannette Johnson
Notary Public

Filed this 10th day of October, A.D. 2014.
Publication Cost: \$ 81.36



Customer Number: 35700
Order Number: 20371421

NOTICE OF PUBLIC HEARING TO CONSIDER
APPROVAL OF A PROPOSED AMENDMENT NO. 3
TO THE PLAYLAND PARK URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA

The City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 o'clock P.M. on October 27, 2014 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed Amendment No. 3 to the Playland Park Urban Renewal Plan (the "Amendment") concerning an Amendment No. 3 Area in the Playland Park Urban Renewal Area in the City of Council Bluffs, State of Iowa, legally described as follows:

AMENDMENT #3 AREA (2014)

A PARCEL OF LAND BEING ALL OF LOTS 194 THROUGH 201, PORTIONS OF AVENUE B AND NORTH 40th STREET RIGHTS-OF-WAY, ALL OF THE ALLEY VACATED TO LOTS 194 THROUGH 198, AND ALL OF THE ALLEY BETWEEN LOTS 99 THROUGH 201 AND LOTS 288 THROUGH 290, ALL IN TWIN CITY GARDENS, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 173 IN SAID TWIN CITY GARDENS SUBDIVISION; THENCE EASTERLY ACROSS THE NORTH 40th STREET RIGHT-OF-WAY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE B TO THE SOUTHWEST CORNER OF LOT 202;

THENCE CONTINUING EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 202 AND ACROSS THE ALLEY BETWEEN LOTS 202 AND 240 TO THE SOUTHWEST CORNER OF SAID LOT 240;

THENCE SOUTHERLY ACROSS SAID AVENUE B RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 290;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINES OF LOTS 290 THROUGH 288 TO THE SOUTHWEST CORNER OF SAID LOT 288;

THENCE WESTERLY TO THE CENTERLINE OF THE ALLEY BETWEEN SAID LOT 288 AND LOT 99, WHICH HAS BEEN VACATED SOUTH OF THIS POINT;

THENCE SOUTHERLY ALONG SAID VACATED ALLEY CENTERLINE TO A POINT BETWEEN THE SOUTHWEST CORNER OF LOT 283 AND THE SOUTHEAST CORNER OF LOT 194;

THENCE WESTERLY TO SAID SOUTHEAST CORNER OF LOT 194;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID LOT 194 AND ITS WESTERLY PROLONGATION ACROSS THE NORTH 40th STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 181;

THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 40th STREET AND THE EAST LINES OF LOT 181 THROUGH 174 TO THE NORTHEAST CORNER OF SAID LOT 174;

THENCE CONTINUING NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, ACROSS THE AVENUE B RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1.7 ACRES, MORE OR LESS

which land is to be included as part of this amended Urban Renewal Area.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Council Bluffs, Iowa.

The City of Council Bluffs, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities

described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City; and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 3 would add additional land and add and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area, as follows: This Amendment outlines the projects necessary to continue blight remediation, including preparing land for private redevelopment. This proposed private redevelopment part consists of a mixture of commercial and residential uses including the construction of infrastructure to support said uses. These projects contemplate the construction of the following: Office buildings with supporting parking areas and structures; mixed use buildings containing commercial use on the 1st floor with upper story multi-family units; attached residential structures; commercial and retail uses; and public recreational spaces. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 10th day of October, 2014.

City Clerk, City of Council Bluffs, State of Iowa
2014(10)10-1 Friday

URBAN RENEWAL
TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Council Bluffs, State of Iowa, and that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization of the Amendment No. 3 to the Playland Park Urban Renewal Plan of the City, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization of Amendment No. 3 to the Playland Park Urban Renewal Plan, and that the Council consists of a Mayor and five (5) Council Members, and that such offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the Mayor/Council form of municipal government authorized by Chapter 372, City Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the Urban Renewal Plan were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that attached hereto are true and accurate copies of the following:

1. Amendment No. 3 to the Playland Park Urban Renewal Plan (You do not need to attach the Amendment to this Certificate if you have attached such Amendment and all exhibits to the Authorizing Resolution labeled "Exhibit 1".);
2. Minutes of the meeting or other report of the City Planning Commission with respect to the conformance of the Amendment No. 3 to the Playland Park Urban Renewal Plan to the general plan for development of the City as a whole;
3. Report of Director, Community Development Department, or his delegate, to the City Council with respect to the consultation held with affected taxing entities on the Amendment No. 3 to the Playland Park Urban Renewal Plan, with attached copies of any and all written recommendations made with respect thereto and the responses of the City to any such recommendations.

WITNESS my hand and the seal of the City hereto attached this 30th day of October, 2014, at Council Bluffs, Iowa.

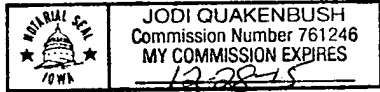
Marcia L. Warden
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

Subscribed and sworn to before me by Marcia Warden, on this 30th day of October, 2014.

Jodi Quakenbush
Notary Public in and for Pottawattamie
County, Iowa



(SEAL)

Attach items listed above to this Transcript Certificate and send certificate and attachments to Ahlers & Cooney.

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