



8 0 8 8 2 5 4
Tx:4063034

ORIGINAL

2016-10214

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 07/26/2016 4:17:34 PM
REC: 250.00AUD: T TAX:
RMA: 1.00ECM: 1.00**

C R FEE \$ 250.00 RMA \$ 1.00

A FEE \$ _____ ECOM \$ 1.00

T TAX \$ _____

Type of Document: RESOLUTION ADOPTING AMENDMENT NO. 4 TO THE
PLAYLAND PARK URBAN RENEWAL PLAN
(INCLUDING AMENDMENT NO. 4 LABELED AS
EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)

Return Document to:
CITY CLERK'S OFFICE
209 PEARL STREET
COUNCIL BLUFFS IA 51503

Preparer Information: Nathan J. Overberg
Ahlers & Cooney, P.C.
100 Court Ave., Ste. #600
Des Moines, IA 50309
(515) 243-7611

Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION: See Resolution, pages 1-6.
01237542-1\10342-009

RESOLUTION NO. 16-147

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

AGENDA ITEM(S)

Governmental Body: The City Council of the City of Council Bluffs, State of Iowa.
Date of Meeting: July 11, 2016.
Time of Meeting: 7:00 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

-
- 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. 4 to the Playland Park Urban Renewal Plan

Such additional matters as are set forth on the additional 45 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

July 11, 2016

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 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

Head, Ringgenberg, Soudan,

Watson, White

Absent: None

PUBLIC HEARING ON JUNE 13, 2016

At the regular meeting of the City Council on June 13, 2016, it being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 4 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 no 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 one written objection thereto had been filed and was on file for consideration by the Council. The Mayor then called for any oral objections to the adoption of the Amendment No. 4 to the Playland Park Urban Renewal Plan and none were made. The public hearing was then closed.

At that time, Sandau moved and Riggerberg seconded to postpone action on Resolution 16-147 until July 11, 2016 at 7:00 p.m. The Motion passed 4-1.

Council Member Lead 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. 4 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: Lead, Watson, White

NAYS: Ringgenberg, Sandan

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

RESOLUTION NO. 16-147

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. 4 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 Plan 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, by Resolution No. 14-281, adopted October 27, 2014, this City Council approved and adopted an Amendment No. 3 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.

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.

and

WHEREAS, a proposed Amendment No. 4 to the Playland Park Urban Renewal Plan ("Amendment No. 4" or "Amendment") for the Playland Park Urban Renewal Area described above 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, revise, and/or

confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 4 to the Urban Renewal Plan adds no new land; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 4 to the Playland Park Urban Renewal Plan ; and

WHEREAS, the Iowa statutes do not require the City Council to submit the proposed Amendment No. 4 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. 4 has been submitted to the City Planning Commission; and

WHEREAS, adoption of Amendment No. 4 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 May 9, 2016, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 4 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. 4 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. 4 to the Playland Park Urban Renewal Plan for the June 13, 2016 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. 4 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. 4 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. 4 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. 4 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. 4 to the Playland Park Urban Renewal Plan for the City of Council Bluffs, State of Iowa"; Amendment No. 4 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. 4 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. 4 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.

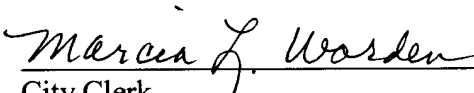
Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 4, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 11th day of July, 2016.



Mayor

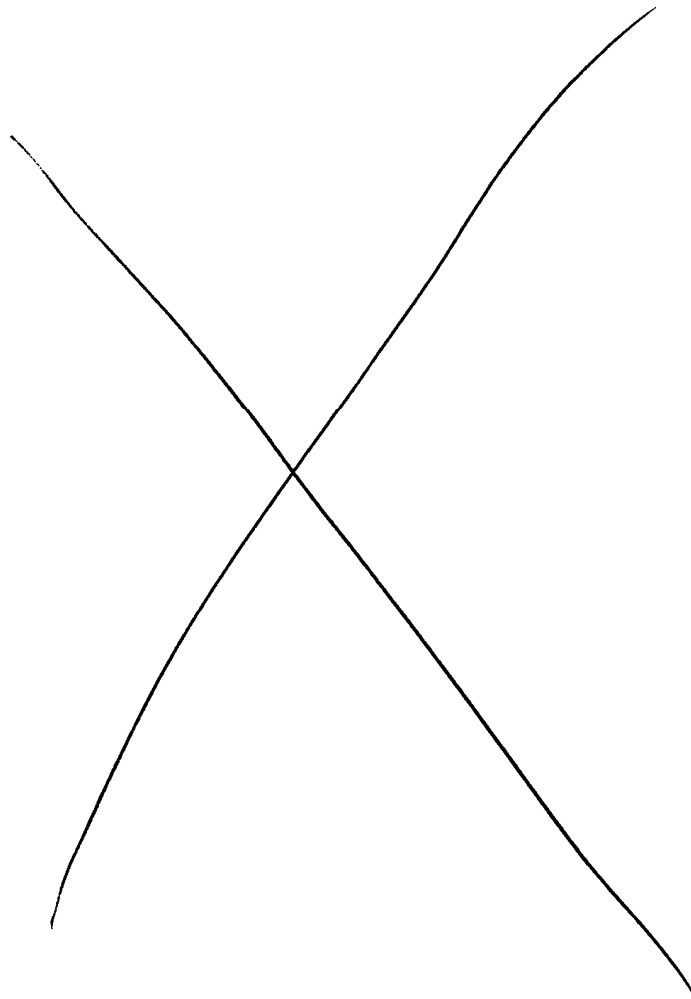
ATTEST:



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**



2016 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
2016 Amendment (Amendment No. 4) – June 2016

**2016 AMENDMENT (Amendment No. 4)
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), 2009 (Amendment No. 2) and 2014 (Amendment No. 3). This Plan is being further amended to add, revise and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area by this 2016 Amendment ("Amendment" or "Amendment No. 4"). No land is being added to the Area by this Amendment.

The original Urban Renewal Plan, Amendment No. 1, Amendment No. 2, and Amendment No. 3 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 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 property included in the original plan and the property added by each prior amendment are referred to as subareas in this Amendment. The subareas make up the Urban Renewal Area. No change is being made to the previously established 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

No land is being added to the Urban Renewal Area by this Amendment No. 4 so the description remains unchanged. For ease of reference, the legal descriptions of the property incorporated by the original plan, Amendment No. 1, Amendment No. 2, and Amendment No. 3 are attached to this Plan as Exhibit A. The Urban Renewal Area and each subarea are depicted in Exhibit B.

AREA DESIGNATION

The Urban Renewal Area continues to be designated as appropriate for blight remediation.

PROJECT OBJECTIVES

No change is being made to the Project Objectives by this Amendment.

TYPES OF RENEWAL ACTIVITIES

No change is being made to the Types of Renewal Activities by this Amendment.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City, as a whole, designated as the “Bluffs Tomorrow: 2030 Plan” adopted in 2014. The Plan, as previously amended and further amended by this Amendment, and the projects proposed/revised in this Amendment, are in conformity with the “Bluffs Tomorrow: 2030 Plan”.

The Urban Renewal Area is zoned C-4/Commercial District and R-3/Multi Family District. This Urban Renewal Plan, as amended, does not in any way replace or modify the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUS URBAN RENEWAL PROJECTS (Prior to Amendment No. 3)

Several Urban Renewal Projects were authorized prior to Amendment No. 3 and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

AMENDMENT NO. 3 PROJECTS CONTINUING UNCHANGED

The following Urban Renewal Project was authorized in Amendment No. 3 and its description remains unchanged:

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.	2015-2017	\$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.

UPDATED DESCRIPTION OF AMENDMENT NO. 3 URBAN RENEWAL PROJECTS AND IDENTIFICATION OF NEW PROJECTS (2016 AMENDMENT No. 4)

In addition to identifying new projects below, projects proposed in Amendment No. 3 but have not yet been approved are being updated and their descriptions replaced with the following descriptions in this Amendment No. 4:

1. **Commercial, Mixed Use, and Residential Development Projects:**

Project	Estimated Completion Date	Estimated Cost to City	Rationale
Office Building 1. Construction of an office building containing up to 65,000 square feet. The total cost of the project is estimated at \$9,000,000 to \$18,500,000. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration of the additional cost for multi-level construction,	2016-2018	\$4,500,000 to \$9,000,000 for Tax Increment rebates or other incentives	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. Such redevelopment

<p>competitive disadvantages compared to other states, underground storm water retention, and higher design standards. The project would be located on Lot 1, Block 7 of River's Edge Subdivision Replat One depicted in Exhibit D.</p>			<p>constitutes the second stage of blight remediation.</p>
<p>Office Building 2. Construction of an office building containing up to 135,000 square feet. The total cost is estimated at \$18,000,000 to \$37,000,000. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost for multi-level construction, competitive disadvantages compared to other states, underground storm water retention, and higher design standards. The project would be located on Lot 3, Block 7 of River's Edge Subdivision Replat One depicted in Exhibit D.</p>	<p>2018-2022</p>	<p>\$9,000,000 to \$18,000,000 for Tax Increment rebates or other incentives</p>	<p>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. Such redevelopment constitutes the second stage of blight remediation.</p>
<p>Parking Garage Lease Purchase Agreement. The City plans to lease with an option to buy a parking structure with approximately 725 stalls to be constructed by a private developer. The project is estimated to cost approximately \$11,000,000 to \$12,500,000 and will be located on Lot 2, Block 7 of River's Edge Subdivision Replat One depicted in Exhibit D.</p>	<p>2016-2018</p>	<p>\$11,000,000 to \$17,000,000 for lease payments, shortfall repayments, and other costs arising under the Lease Purchase Agreement</p>	<p>Construction of a parking garage is necessary to accommodate parking demands for up to 200,000 square feet of office space, to incentive such development, and to accommodate parking for street level commercial uses, recreational events/activities in the Area. Such redevelopment constitutes the second stage of blight remediation.</p>

<p>Mixed Use Project-Block 6. Construction of a mixed use building containing 6,868 square feet of commercial space and 150 to 160 multi-family rental units with enclosed and surface parking. This project is estimated to cost 17,000,000 to \$20,000,000 and would be constructed in Block 6 of River's Edge Subdivision depicted in Exhibit E. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost of multi-level construction, competitive disadvantages compared to other states, enclosed parking, underground storm water retention, and higher design standards.</p>	<p>2016-2018</p>	<p>\$4,935,000 to \$7,400,000 for Tax Increment rebates or other incentives</p>	<p>Construction of residential rental units and commercial space. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs. Such redevelopment constitutes the second stage of blight remediation.</p>
<p>Mixed Use Project-Block 2. Construction of mixed use building containing 3,268 square feet of commercial space and 30 to 40 multi-family and townhome units. This project is estimated to cost \$3,000,000 to \$3,750,000 and would be constructed on Block 2 of River's Edge Subdivision Replat Two depicted in Exhibit F. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost of higher density development competitive disadvantages compared to other states, underground storm water retention, and higher design standards.</p>	<p>2016-2018</p>	<p>\$935,000 to \$1,400,000 for Tax Increment rebates or other incentives rebates</p>	<p>Construction of residential rental units and commercial space. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs. Such redevelopment constitutes the second stage of blight remediation.</p>
<p>Mixed Use Project-Block 3(1). Construction of mixed use building containing 3,268 square feet of commercial space and 30 to 40 multi-family and townhome units. This project is estimated to cost \$3,000,000 to \$3,750,000 and would be constructed on Lot 1, Block 3 of River's Edge Subdivision Replat Two depicted in Exhibit F. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost of higher density development, competitive disadvantages compared to other states,</p>	<p>2016-2018</p>	<p>\$935,000 to \$1,400,000 for Tax Increment rebates or other incentives</p>	<p>Construction of residential rental units and commercial space. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs. Such redevelopment constitutes the second stage of blight remediation.</p>

underground storm water retention, and higher design standards.			
Mixed Use Project-Block 5(1). Construction of mixed use building containing 3,268 square feet of commercial space and 30 to 40 multi-family units. This project is estimated to cost \$3,000,000 to \$3,750,000 and would be constructed on Lot 1, Block 5 of River's Edge Subdivision Replat Two depicted as Exhibit F. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost of higher density development, competitive disadvantages compared to other states, underground storm water retention, and higher design standards.	2016-2018	\$650,000 to \$975,000 for Tax Increment rebates or other incentives	Construction of residential rental units and commercial space. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs. Such redevelopment constitutes the second stage of blight remediation.
Condo/Mixed Use Towers-Block 1. Construction of a 6 to 12 story condo tower, 6 story assisted living facility, and 100 enclosed parking spaces. This project is estimated to cost \$42,000,000 and would be constructed on Block 1 of River's Edge Subdivision Depicted in Exhibit E. A Tax Increment rebate or other incentive is anticipated to be granted to the developer pursuant to a detailed development agreement in consideration for the additional cost of higher density development, competitive disadvantages compared to other states, enclosed parking, underground storm water retention, and higher design standards.	2018-2020	\$8,000,000 to \$12,000,000 Tax Increment rebates or other incentives	Construction of residential ownership and rental units. The project would result in the creation of property tax base, construction jobs, commercial businesses, and permanent jobs. Such redevelopment constitutes the second stage of blight remediation.

2. **Development Agreements:**

Project	Date	Estimated cost
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.	2015-2019	\$250,000 to \$400,000
The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole	2016-2019	\$750,000

discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$750,000.		
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

3. **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, 2015 constitutional debt limit:	\$157,206,626
2.	Current outstanding general obligation debt:	\$66,340,011
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated and New Projects (Amendment No. 4) 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 Updated and New Urban Renewal Projects (Amendment No. 4) as described above will be approximately as follows:	\$41,205,000 to \$68,575,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

PUBLIC BUILDING ANALYSIS

The Parking Garage Lease Purchase Agreement project may result in the construction of a public building. This project involves the City leasing with an option to buy a parking structure

with approximately 725 stalls to be constructed by a private developer. If the project is ultimately approved by the City, the City intends to finance some of the cost through tax increment financing. When a project involves the use of taxes resulting from a division of revenue under Iowa Code section 403.19 for a public building, chapter 403 requires that the City provide an analysis of alternate development options and funding sources and why those options are less feasible than using tax increment revenues to help fund the project.

Economic Development/Blight Remediation Potential:

The City believes that to further the redevelopment potential of the Area and to complete the second step of blight remediation, the ability to provide adequate parking is essential. Indeed, construction of a parking facility is necessary to accommodate parking demands for up to 200,000 square feet of office space proposed for the Area, to incentive such development, and to accommodate parking for recreational events/activities in the Area. Increased employment and residential opportunities are a primary factor in sustaining the population of Council Bluffs. A vibrant and developing community, as well as increased employment opportunities in Council Bluffs, will benefit the School District and County.

Alternative Funding Options:

The use of TIF funds as a funding mechanism for the parking facility is appropriate when considering the additional redevelopment opportunity such a facility will provide. In essence, the parking facility is necessary to allow for further private redevelopment in the Area, and by using TIF funding the City is able to capture incremental taxes from the additional redevelopment of the Area to help fund the parking facility. This symbiotic relationship between the parking facility and the associated redevelopment in the Area makes the use of TIF funding especially appropriate for this project. In addition, the parking facility will allow for the City, County and School communities to better utilize the increased recreational, educational, and social uses planned for portions of the Area.

As outlined above, using TIF funds for a parking garage is necessary to facilitate private development in the Area. The Area is located in western portions of the community which has experienced disinvestment, declining population, decreased student enrollment, and declining incomes relative to the metro area and the State of Iowa. The successful redevelopment of the Area will better position the City to initiate other need redevelopment in the surrounding neighborhoods and commercial corridors. The City recently adopted a West Broadway Corridor Plan, accepted the jurisdictional transfer of West Broadway (Highway 6), and has initiated a five year effort to reconstruct West Broadway east of I-29. Further, the City has or will acquire property along the corridor for future private redevelopment. These initiatives are intended to: create additional housing units thus increasing the population base and stabilizing school enrollments; to increase the amount of commercial services to underserved neighborhoods; and to cause the construction of additional commercial uses that will increase the tax base and jobs.

One alternative funding option for this project is the issuance of general obligation bonds that would be paid by the City's debt service levy (i.e., without using incremental tax revenues). Issuing general obligation bonds that would be paid with the City's debt levy is less feasible than

the use of TIF funds in part because it would require all City tax payers to cover the cost of the project, whereas the use of TIF funds allows the City to capture a portion of the property taxes derived from the additional redevelopment in the Area (and paid by those deriving the greatest benefit from the facility) to fund the project. In addition, because of the nature and magnitude of the redevelopment of this Area (which is triggered in part by the parking facility project), the benefit is not limited to the City. Rather, as noted above, the County and School will clearly benefit from the redevelopment of the Area. As such, it makes sense for the County and School taxes included in the TIF funds from the Area to contribute toward this project. The project demonstrates regional benefit to both the County and School District.

Another alternative funding option for this project is the issuance of revenue bonds that would be paid by the parking revenues from the project. Such financing is not feasible because the amount of fee that would need to be charged to fund the construction of the project would stifle, if not preclude altogether, the type of private redevelopment currently planned for the Area and/or render the use of the facility by the public for recreational, education and social events cost prohibitive. Further, due to higher operational costs on commercial offices compared to other jurisdictions in the metropolitan area, affordable parking rates are seen as method to attract tenants for the proposed 200,000 square feet.

Grant programs available to fund infrastructure improvement projects are also a potential funding source for the project. The City has explored available grant programs to help with financing. One such program has been the RISE Program administered by the Iowa Department of Transportation. The City was successful in receiving \$1,909,359 for roadway improvements which will provide access to the parking garage. The City will also receive a \$2,000,000 grant from the Iowa West Foundation to assist the project. In addition, proceeds from future property sales will be utilized to recover infrastructure costs and to make annual lease payments on the parking garage. Although the City will continue to explore other funding programs, funding for vertical infrastructure is limited making the use of TIF funds necessary.

For all of the aforementioned reasons, the tax increment funding option (utilizing tax increment derived from associated redevelopment) is the most feasible, fair, and equitable mechanism for funding the parking facility project described above.

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.

RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

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 or updating 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 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 or Amendment 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.

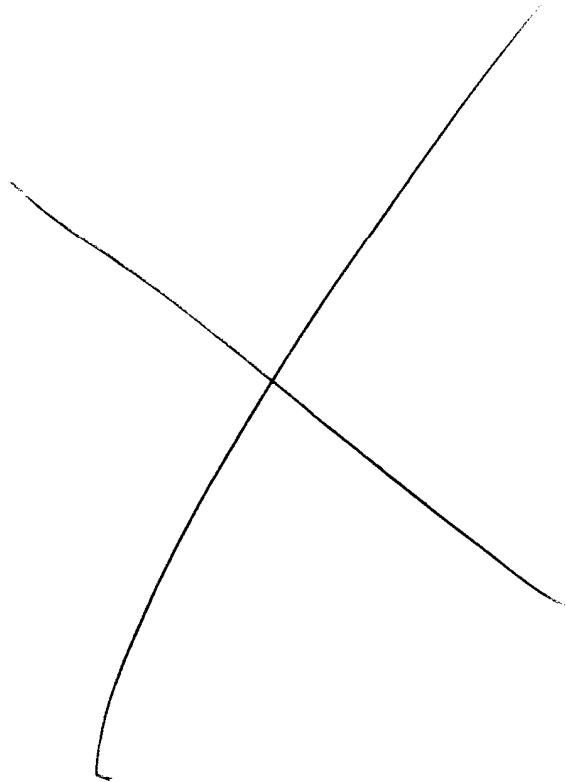


EXHIBIT B

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

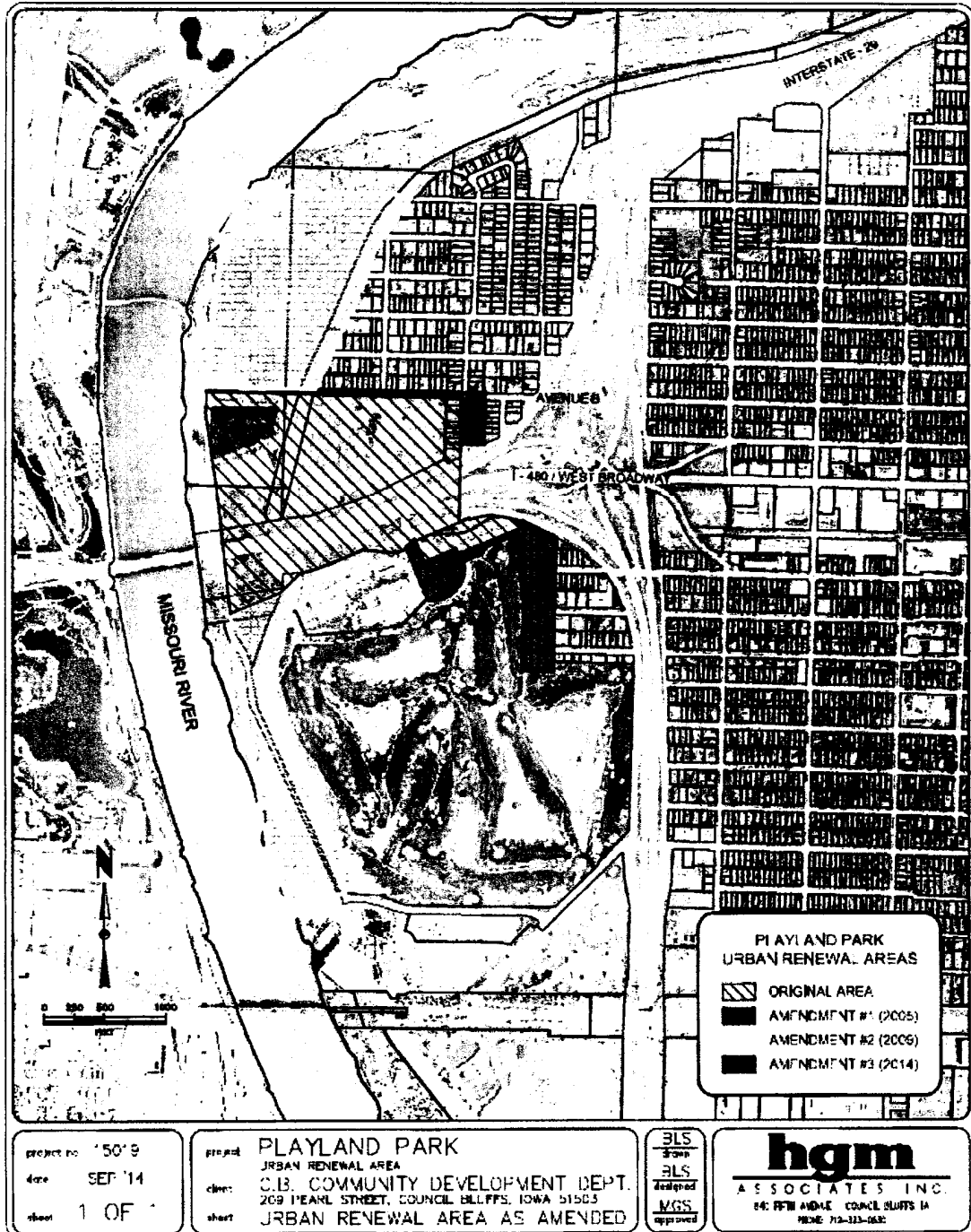
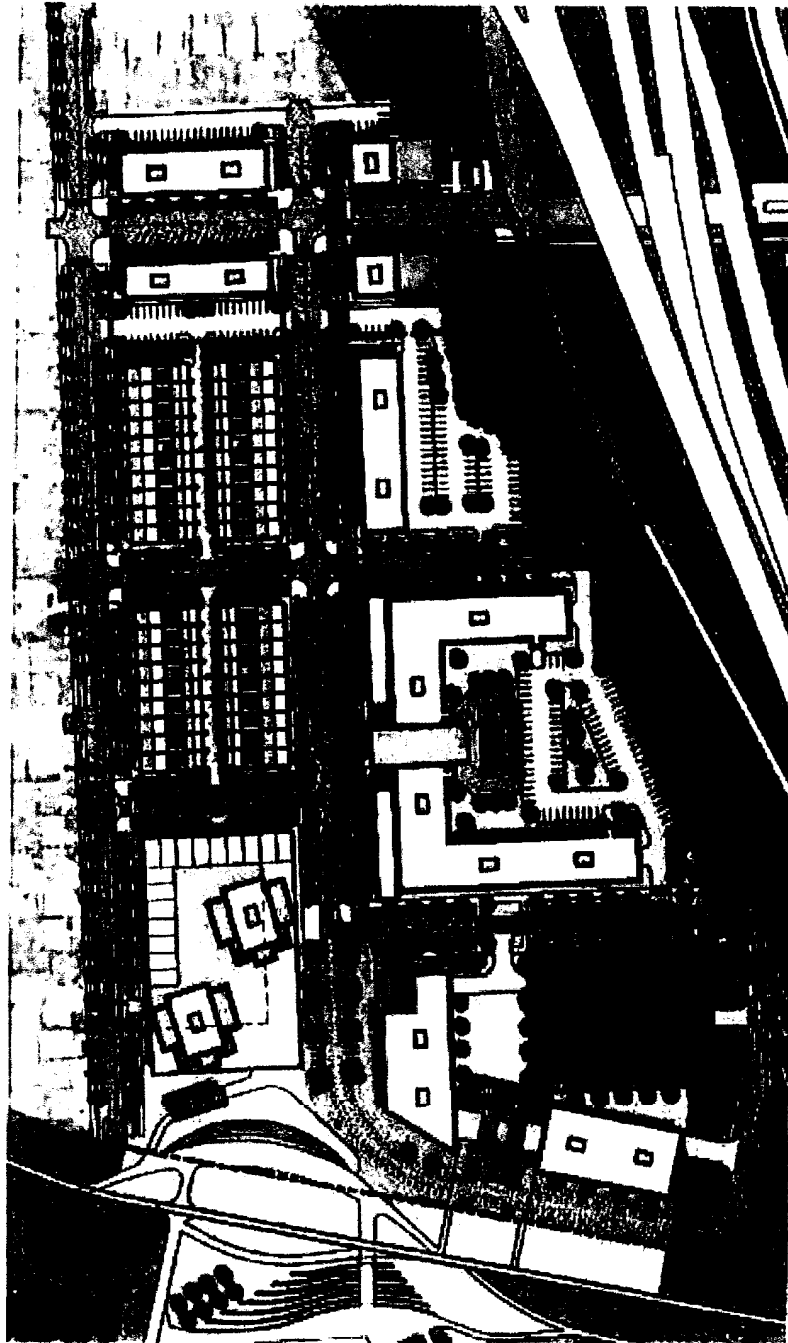


EXHIBIT C

MASTER PLAN



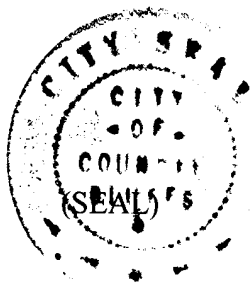
CERTIFICATE

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 14th day of July, 2016.

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



01237537-1\10342-009

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA
REGULAR MEETING, JULY 11, 2016, 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. Reading, correction and approval of the June 27, 2016 City Council meeting minutes
 - B. Approval of agenda and tape recording of this proceeding to incorporated into the official minutes
 - C. Resolution 16-169, intent to dispose of City property legally described as Lots 9 and 10, Block 16, Wright's Addition, setting a Public Hearing for July 25, 2016, 7:00 p.m.
 - D. Resolution 16-170, intent to release a perpetual and permanent easement located across the vacated east/west alley abutting Lots 79-83 and 102-106, Belmont Addition, setting a Public Hearing for July 25, 2016, 7:00 p.m.
 - E. Resolution 16-171, setting a Public Hearing on the Plans, Specifications Form of Contract and Cost Estimate for the Walnut Grove Elementary School Demolition and Restoration Project located at 2920 Avenue J
 - F. Mayor's Appointments
 - G. Notices of Claim (1)
 - H. Notices to Taxing Districts (4)
- 4. POSTPONED ITEM FROM 6/13/2016**
 - A. Resolution 16-147 (revised & postponed from 6/13/2016), 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. 4 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 three days prior to the meeting at (712) 328-4616

5. PUBLIC HEARINGS

- A. Resolution 16-172, approving and authorizing the execution of a Development Agreement by and between the City of Council Bluffs and Pottawattamie County Development Corporation
- B. Resolution 16-173, approving and authorizing the execution of a Development Agreement by and between the City of Council Bluffs and River's Edge One, L.L.C.
- C. Resolution 16-174, making final determination on potential transfer of interests in real property to River's Edge Parking, LLC and taking an additional action approving and authorizing execution of the Parking Facility Lease Purchase Agreement in the amount of not to exceed \$17,000,000 for the lease purchase acquisition of the River's Edge Parking Facility
- D. Resolution 16-175, to vacate and to dispose of that portion of the north/south r-o-w abutting Lot 14, Block 3, Rohrer's Park Second Addition and part of Lots 6 and 7, Ross Place
- E. Resolution 16-176, to vacate and dispose of that portion of North 13th Street lying north of the north line of Avenue K
- F. Resolution 16-177, authorizing disposal of City property legally described as Lot 7, Block 8, Bayliss and Palmer's Addition
- G. Resolution 16-178, authorizing disposal of City property legally described as the east 1/2 and the west 1/2 of the west 48 feet of Lot 4, Block 17, Beer's Addition

6. RESOLUTIONS

- A. Resolution 16-167 (postponed from 6/27/2016), making changes to the positions assigned to the Finance Department
- B. Resolution 16-179, authorizing a joint application to the Iowa Economic Development Authority (IEDA) by the City of Council Bluffs and New Community Development Corporation (DBA NeighborWorks Home Solutions) for Workforce Housing Tax Incentive Program (WHTIP) benefits
- C. Resolution 16-180, authorizing a joint application to the Iowa Economic Development Authority (IEDA) by the City of Council Bluffs and the Pottawattamie County Development Corporation (PCDC) for Workforce Housing Task Incentive Program (WHTIP) benefits
- D. Resolution 16-181, authorizing the Mayor to execute an agreement for Maintenance and Repair of Primary Roads in Municipalities with the Iowa Department of Transportation
- E. Resolution 16-182, authorizing the Mayor to execute an agreement with Project Advocates for owner's representative and related services during the design, development, bidding, construction and commission phases of a new Police Headquarters Building
- F. Resolution 16-183, authorizing the Mayor to execute an agreement with the Council Bluffs School District for Vehicle and Equipment Maintenance

- G. Resolution 16-184, approving additions to and revisions of the City's current Personnel Policy Manual
- H. Resolution 16-185, authorizing the City Clerk to certify the Weed Assessments to the Pottawattamie County Treasurer
- I. Resolution 16-186, authorizing the City Clerk to certify the Solid Waste/Nuisance Assessments to the Pottawattamie County Treasurer
- J. Resolution 16-187, authorizing the Mayor to approve the Funding Agreement between the City of Council Bluffs and the Council Bluffs Convention and Visitor's Bureau
- K. Resolution 16-188, authorizing the placement of the Public Safety Display on City owned property located directly south of West Broadway between Pearl Street and Main Street

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

- A. New Beer/Liquor/Wine and Outdoor Permit Application:
 - 1. Dollar General Store #1574, 2731 East Kanesville Boulevard
- B. Renewal of Beer/Liquor/Wine and Outdoor Permit Applications:
 - 1. Bucky's, 1759 Madison Avenue
 - 2. Bucky's, 3434 Nebraska Avenue
 - 3. Bucky's, 3501 West Broadway
 - 4. Bucky's, 2713 South 24th Street
 - 5. Hooters, 2910 23rd Avenue
 - 6. Hy-Vee Drugstore, 757 West Broadway
 - 7. Mid America Center, 1 Arena Way
 - 8. Quaker Steak and Lube, 3320 Mid America Drive
 - 9. Super Quik Stop, 2800 Twin City Drive
- C. 2016-2017 Cigarette Permit Applications: (8)

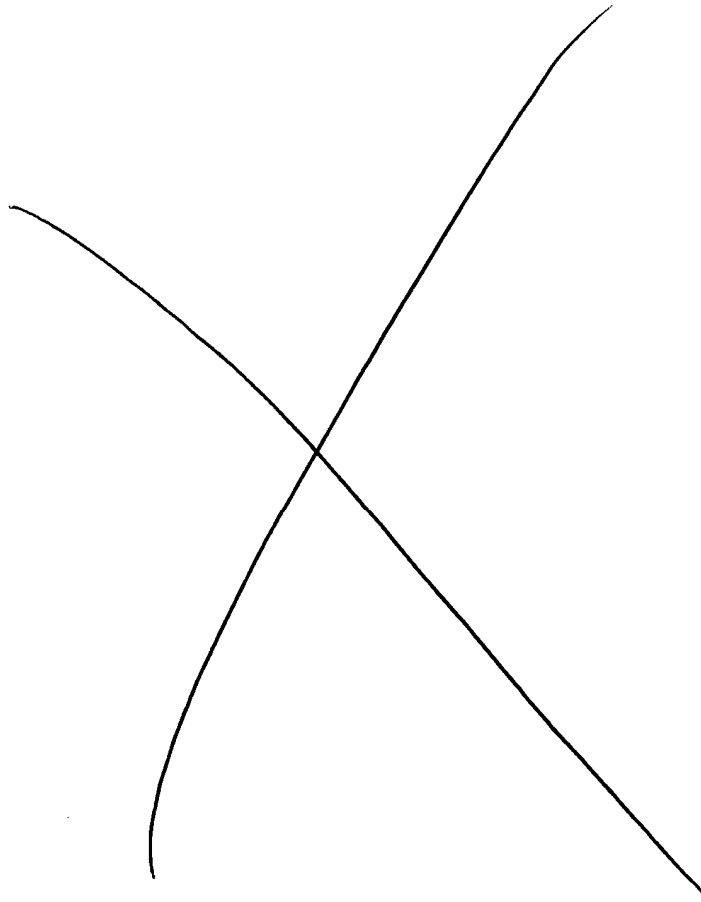
8. CITIZENS REQUEST TO BE HEARD

- A. Rental Fee Waiver Request - Colonial Plaza

9. OTHER BUSINESS

10. ADJOURNMENT

CONSULTATION PROCEEDINGS



CITY OF COUNCIL BLUFFS

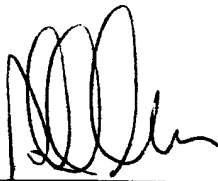
**PROCEEDINGS OF THE CONSULTATION BETWEEN
THE CITY AND AFFECTED TAXING ENTITIES**

AMENDMENT NO. 4 TO THE PLAYLAND PARK URBAN RENEWAL PLAN

The consultation between the City and affected taxing entities on Amendment No. 4 to the Playland Park Urban Renewal Plan was held on May 18, 2016, at 10:00 a.m. The meeting was held in the Community Development Department Conference Room, 403 Willow Avenue, Council Bluffs, Iowa. Donald D. Gross, Director of the City's Community Development Department, served as the representative for the consultation meeting.

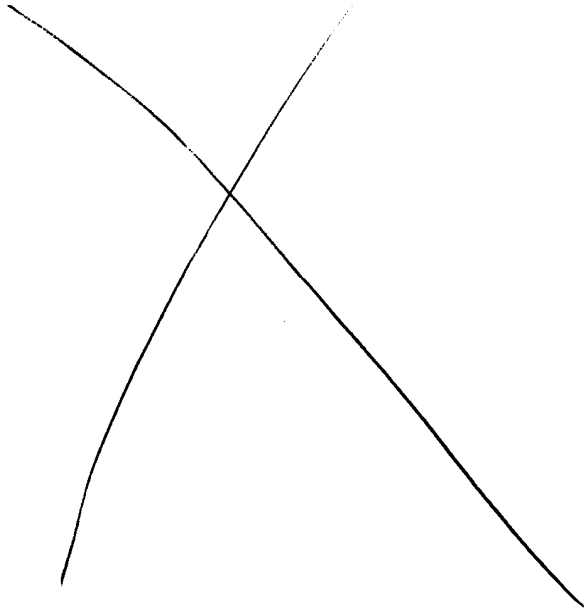
No individuals or groups appeared at the consultation hearing.

No written correspondence was received by the Community Development Department prior to the consultation meeting.



Donald D. Gross, Director
Community Development Department

CITY PLANNING COMMISSION REPORT



On May 10, 2016, the City of Council Bluffs Planning Commission met at 6:00 p.m. in Room A of the Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa.

One of the agenda items under consideration was Amendment #4 to the Playland Park Urban Renewal Area.

Rose Brown appeared before the Planning Commission in favor of amending the urban renewal area.

No one appeared in opposition.

It is the finding of the City of Council Bluffs Planning Commission that the Amendment #4 to the Playland Park Urban Renewal Plan and Area conforms to the "Bluffs Tomorrow: 2030 Plan" which is the general plan for the development of the City of Council Bluffs and recommends its approval.

VOTE: AYE 8 NAY 0 ABSTAIN 1 ABSENT 2 Motion: Carried

Planning Commission Signature: Rose E. Brown

Printed Name: Rose E. Brown

Attest: Christophe N. Gibbons

Printed Name: Christophe N. Gibbons

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:

May 26, 2016.

WITNESS my official signature this 3rd day of June, 2016.

Marcia G. 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 26th day of May, 2016

Signed in my presence by the said Amy McKay and by her sworn to before me this 26th day of May, A.D. 2016.

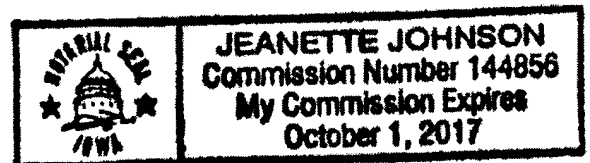


Amy McKay
Daily Nonpareil Controller



Jeannette Johnson
Notary Public

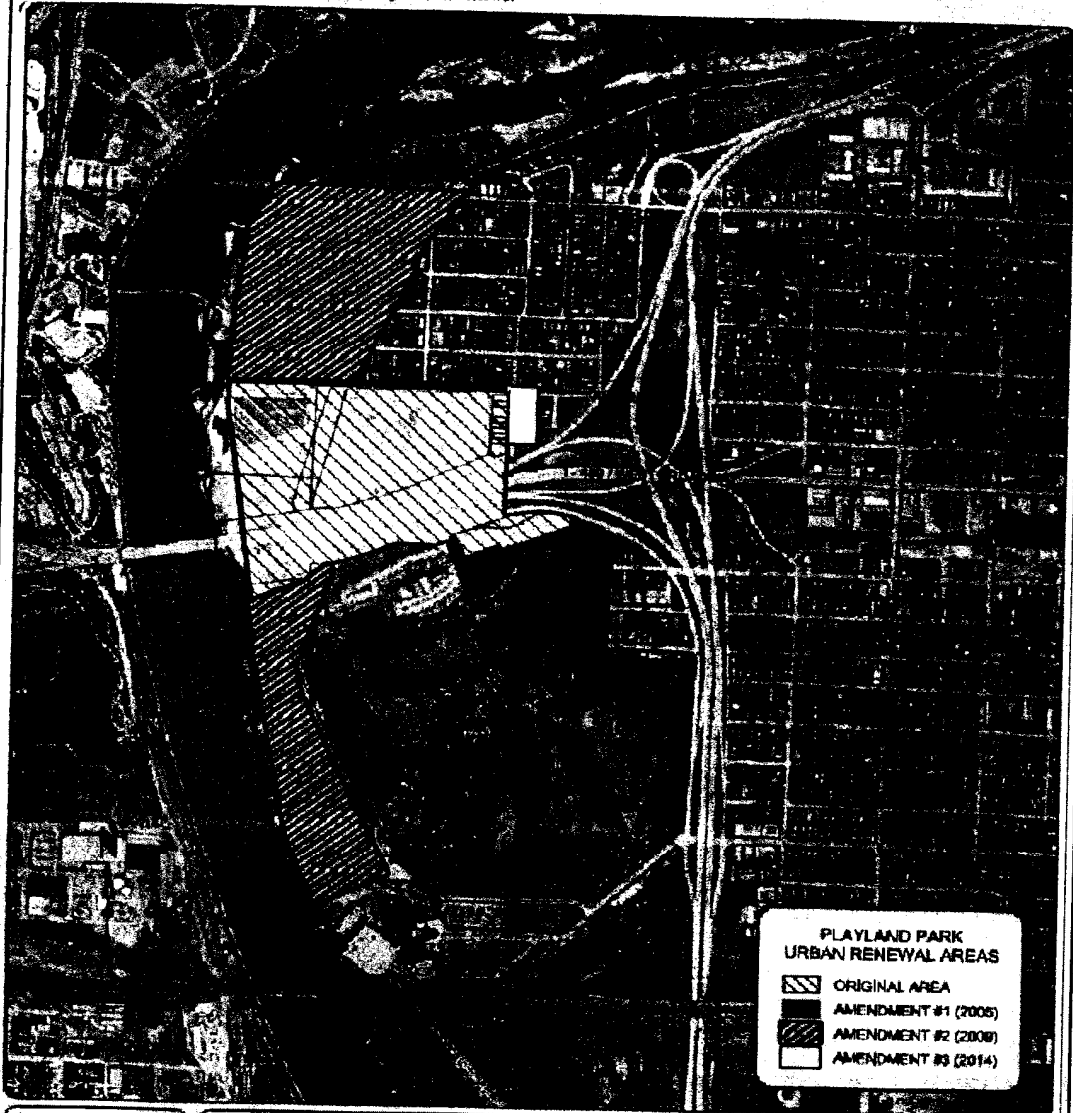
Filed this 26th day of May, A.D. 2016.
Publication Cost: \$ 207.88



Customer Number: 35700
Order Number: 20410661

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 4 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 P.M. on June 13, 2016 in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to consider adoption of a proposed Amendment No. 4 to the Playland Park Urban Renewal Plan (the "Amendment") for the Playland Park Urban Renewal Area ("Area") in the City of Council Bluffs, State of Iowa, generally depicted as follows:



project no. 15019
date SEP. '14
sheet 1 OF 1

project PLAYLAND PARK
URBAN RENEWAL AREA
client C.B. COMMUNITY DEVELOPMENT DEPT.
209 PEARL STREET, COUNCIL BLUFFS, IOWA 51503
sheet URBAN RENEWAL AREA AS AMENDED

BLS
draft
BLS
manager
MGS
engineer

hgm
ASSOCIATES INC.
644 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE 719-387-9900

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, parking, 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. 4 would add, revise, and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. This Amendment outlines the projects necessary to continue blight remediation, including preparing land for private redevelopment. This proposed private redevelopment 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 26th day of May, 2016.

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