



R Fee 105<sup>a</sup>

A Fee \_\_\_\_\_

T Tax \_\_\_\_\_

**COMPARED**

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**PLAYLAND PARK  
URBAN RENEWAL PLAN  
AMENDMENT # 2**

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**CITY OF COUNCIL BLUFFS, IOWA  
JULY 2009**



## **CHAPTER I INTRODUCTION**

The Playland Park Urban Renewal Plan and Area were adopted on June 23, 2003. With the adoption of Resolution Number 03-138, the Council Bluffs City Council determined the need exists for urban renewal actions in this area to eliminate existing blight by improving public access to accommodate riverfront development and to provide adequate infrastructure and utilities to the area for future development. The initial urban renewal area encompassed approximately 87 acres. On June 27, 2005, City Council adopted Resolution No. 05-186 which approved Amendment # 1 to the Playland Park Urban Renewal Plan and Area. Amendment No. 1 added 10 acres which included the abandoned Frito-Lay industrial site and a portion of the underutilized Dodge Riverside Golf Course clubhouse, parking area, and driving range. Subsequent to this amendment, the area added by Amendment # 1 was redeveloped as a 200 unit market rate multi-family housing project. To support this project three blocks of streets and utilities were installed and the former golf course maintenance facility was demolished and a new maintenance facility constructed.

The amended area encompasses properties located north and south of the I-480 and 41<sup>st</sup> Street interchange. Properties within the area include vacant and inaccessible river front floodway, underutilized park lands, park maintenance facilities, and several residential properties. With the adoption of Resolution Number 03-138, 05-186 and 09-\*\*\*, the Council Bluffs City Council determined the need exists for urban renewal actions in this area. These actions are necessary in order to eliminate existing blight by improving public access to accommodate riverfront development and to provide adequate infrastructure and utilities to the area for future development. The lack of public access to the riverfront creates a blighting influence. This lack of access creates a haven for transients and other nuisance activities to occur along the riverfront. These nuisance activities threaten the health, safety and general welfare of the public.

Assistance in the form of an urban renewal project area, conforming to Section 403 of the Iowa Code, is necessary to acquire land; remove blighted, incompatible or undesirable land uses; improve regulatory control; improve transportation access; improve public infrastructure and facilities; develop recreational opportunities; and to allow for private development or redevelopment on cleared or vacant land. This project is to be called the Amended Playland Park Urban Renewal Plan, and its purpose, objectives and project proposals are described within this document.

The City has now determined that a second amendment is necessary. Amendment # 2 is intended to accomplish three objectives:

1. To add new areas along the Missouri River to the Playland Park Urban Renewal Area; and
2. To update proposed project area activities, including estimated costs and public debt; and

3. To modify the effective term of the Playland Park Urban Renewal Plan.

A description of the area being added as a result of Amendment # 2 is included in Chapter II of this document. Except as modified by this Amendment and Amendment #1, the provisions of the original Playland Park Urban Renewal Plan, are hereby ratified, confirmed and approved and shall remain in full force and effect as provided therein.

District Designation: The original urban renewal area and the area added by Amendment #1 were declared a slum and blight area conforming to Sections 403.2(1), 403.2(2) and 403.17 of the Iowa Code. The area added by Amendment #2 is also being designated as a slum and blight area.

## **CHAPTER II**

### **DESCRIPTION OF URBAN RENEWAL AREA**

#### **1. LEGAL DESCRIPTION**

The boundaries of the Playland Park Urban Renewal Project Area, as amended by Amendments #1, and #2, are shown on Illustration 1. The Playland Park Urban Renewal Project Area is legally described as:

#### **ORIGINAL PROJECT AREA**

Lots 174 through 185 in Twin City Gardens an addition to Council Bluffs, Iowa, part of Government Lot 3 and accretions thereto in the Southwest Quarter of the Southwest Quarter (SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 28 and in the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section 29 and part of Government Lot 1 and accretions thereto in the Northeast Quarter of the Northeast Quarter (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 32 and in the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) and, Northeast Quarter of the Northeast Quarter (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

Lots 174 through 185 in Twin City Gardens an Addition to the City of Council Bluffs; Iowa, part of Government Lot 3 and accretions thereto in Southwest Quarter of the Southwest Quarter Southwest Quarter (SW $\frac{1}{4}$  of the SWSW $\frac{1}{4}$ ) of Section 28 and in the Southeast Quarter Southeast Quarter of the Southeast Quarter Southeast Quarter (SESE $\frac{1}{4}$  of the SESE $\frac{1}{4}$ ) of Section 29 and part of Government Lot 1 and accretions thereto in the Northeast Quarter of the Northeast Quarter Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ) of Section 32 and in the Northwest Quarter of the Northwest Quarter Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ) and Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ) of Section 33, all in Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, more fully described as follows:

Beginning at the intersection of the Westerly right-of-way line of North 40th Street with the centerline of Avenue B;

thence Westerly along said centerline of Avenue B, 2500 feet, more or less, to the Easterly high bank of the Missouri River;

thence Southerly, along said Easterly high bank of the Missouri River, 1750 feet, more or less, to the Southerly right-of-way line of Interstate Route I-480, said Southerly right-of-way line also being the Northerly right-of-way line of Old West Broadway;

thence Easterly and Northeasterly along said right-of-way lines, 2000 feet, more or less, to a point on the Northerly prolongation of the Easterly right-of-way line of 41st Street;

thence along said Northerly prolongation and along said Easterly right-of-way line, South 24 degrees 17 minutes 58

seconds East, 198.93 feet to a point on a Northerly line of property owned by the City of Council Bluffs (Dodge Park Golf Course);

thence along said Northerly line, South 65 degrees 46 minutes 10 seconds West, 80.00 feet to a point on the Westerly line of the said City of Council Bluffs property;

thence along said Westerly line, South 24 degrees 20 minutes 58 seconds East, 303.68 feet;

thence North 80 degrees 28 minutes 59 seconds East, 62.63 feet to a point on a non-tangent curve, concave Northwesterly, to which point a radial line bears South 9 degrees 16 minutes 53 seconds East, 257.12 feet;  
thence Northeasterly, along said curve, through a central angle of 96 degrees 06 minutes 50 seconds, 431.31 feet;

thence North 65 degrees 35 minutes 40 seconds East, 156.25 feet;

thence North 37 degrees 36 minutes 10 seconds East, 87.56 feet;

thence North 69 degrees 17 minutes 02 seconds East, 173.94 feet;

thence South 66 degrees 42 minutes 24 seconds East, 97.62 feet;

thence South 6 degrees 23 minutes 50 seconds East, 518.48 feet;

thence South 0 degrees 09 minutes 15 seconds West, 520.29 feet;

thence South 89 degrees 32 minutes 49 seconds East, 250.00 feet to a point on the Southerly prolongation of the Westerly line of Ferry Addition to the City of Council Bluffs;

thence along said Southerly prolongation, along said Westerly line of Ferry Addition and along its prolongation Northerly, North 0 degrees 09 minutes 15 seconds East, 1104 feet to a point on the Southerly right-of-way line of the South 37th Street Extension;

thence in a general Northwesterly and Westerly direction along said Southerly right-of-way line, 580 feet, more or less, to the intersection with the Southerly prolongation of the Westerly right-of-way line of said North 40th Street;

thence Northerly, along said Southerly prolongation and along said Westerly right-of-way line 1050 feet, more or less, to the centerline of said Avenue B and the Point of Beginning. Said parcel contains an area of 76.53 acres, more or less.

#### AMENDMENT #2 AREA

A parcel land being all of Lots 174 through 185 in Twin City Gardens an Addition to the City of Council Bluffs, a portion of the West Half of the Southwest Quarter ( $W\frac{1}{2}$  of the  $SW\frac{1}{4}$ ) and a portion of Government Lot 3 in the Southwest Quarter of the Southwest Quarter ( $SW\frac{1}{4}$  of the  $SW\frac{1}{4}$ ) all in Section 28, a portion of the East Half of the Southeast Quarter ( $E\frac{1}{2}$  of the  $SE\frac{1}{4}$ ) of Section 29, a portion of the accretions to Government Lots 1, 2, and 3, together with riparian rights in Section 33 and all of Dodge Park Subdivision, all in Township 75 North, Range 44 West of the 5<sup>th</sup> 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, 250.0 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 the 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; 469.31 feet to a point on the South right-of-way line of West Broadway (I-480).

Thence along said South right-of-way line the following 4 courses:

1. South 66 degrees 48 minutes 52 seconds West, 99.85 feet;
2. North 84 degrees 52 minutes 33 seconds West, 274.12 feet;
3. South 66 degrees 48 minutes 52 seconds West, 312.82 feet to the beginning of a curve, concave Northwesterly, having a radius of 1375.97 feet;
4. Southwesterly, along said curve through a central angle of 10 degrees 01 minute 23 seconds, 240.70 feet to a point on 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 its 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, 6068 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, 1793.0 feet (more or less) to a point on the North right-of-way line of Avenue B;

thence along said North right-of-way line, South 88 degrees 53 minutes 42 seconds East, 1196.95 to a point on the West right-of-way line of North 40<sup>th</sup> Street;

thence along said West right-of-way line and its Southerly prolongation, South 01 degree 17 minutes 58 seconds West, 1073.0 feet (more or less) to a point on said South right-of-way line of West Broadway.

Thence along said South right-of-way line the following 7 courses:

1. North 66 degrees 49 minutes 53 seconds East, 78.48 feet;
2. South 23 degrees 25 minutes 49 seconds East, 12.21 feet;
3. North 76 degrees 08 minutes 29 seconds East, 122.45 feet;
4. North 85 degrees 34 minutes 07 seconds East, 68.92 feet;
5. South 81 degrees 34 minutes 49 seconds East, 129.44 feet;
6. South 76 degrees 34 minutes 03 seconds East, 131.94 feet;
7. South 64 degrees 39 minutes 33 seconds East, 301.93 feet to the Northeast corner of said Dodge Park Subdivision.

Thence along the East line of said Dodge Park Subdivision, South 01 degree 19 minutes 16 seconds West, 1095.20 feet to the point of beginning. Said parcel contains an area of 148 acres, more or less.

## 2. PROJECT AREA DESCRIPTION

The Playland Park Urban Renewal Project Area, as amended by Amendments #1 and #2, is shown on Illustration 1 – Location Map.

### a. General Description

The Playland Park Urban Renewal Area, as amended by Amendments #1 and #2, is located in western Council Bluffs immediately north of the Dodge Riverside Golf Course, south of Avenue B, west of 38<sup>th</sup> and 40<sup>th</sup> Streets and East of the Missouri River levee. The project area also encompasses the Missouri River floodways from Avenue G on the north to Harrah's Boulevard on the south.

## **CHAPTER IV**

### **PROPOSED URBAN RENEWAL ACTIONS**

#### **1. URBAN RENEWAL POWERS**

The proposed actions in the project area for the Playland Park Urban Renewal Plan will consist of one or more of the following actions as outlined by Chapter 403 of the Iowa Code.

- a. Dedicate, sell, convey or lease any interest in City property, or grant easements, licenses or other rights or privileges.
- b. Incur the expense of any public improvements made by the City through exercising the powers granted by Chapter 403 of the Iowa Code.
- c. Do any and all things necessary to aid or cooperate in planning of the urban renewal area or project.
- d. Lend, grant or contribute funds which further the objectives of this plan.
- e. Enter into agreements respecting actions to be taken pursuant to any of the powers granted by Chapter 403 of the Iowa Code.
- f. Cause public buildings and public facilities, including 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.
- g. Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways or other places.
- h. Plan or replan, zone or rezone any part of the public body or make exceptions from building relations.
- i. Cause administrative and other services to be furnished to the City.

#### **2. PROPOSED PROJECT AREA ACTIVITIES**

Urban renewal assistance has been determined necessary to cause the following projects and activities within the project area:

- a. Playland Park Redevelopment – In 2003, the City disposed of portions of Playland Park to One Renaissance Center for the purpose of construction condominiums and apartments. This project failed to materialize and the City reacquired the property in May of 2005. In 2006, the City retained HDR to develop a master plan for the Playland Park site and the Missouri River front

areas. The initial master plan was approved on December 10, 2007 with the adoption of Resolution No. 07-462 and amended on December 8, 2008 with the adoption of Resolution No. 08-370. To implement the master plan, the City proposes to undertake additional market, research, planning, and engineering studies. The master plan is depicted on Illustration 7.

- b. **Pedestrian Bridge and Landing** – In 2008, a pedestrian trail bridge was opened to traverse the Missouri River in the area just north of the I-480 Bridge. On the Iowa side of the river, the landing area for the pedestrian bridge lands on the Missouri River levee west of Playland Park. A landing plaza will be constructed at the landing site of the pedestrian bridge. This plaza will be owned and maintained by the City.
- c. **Riverfront Development** – In 2003, a Riverfront Development Plan for the Iowa side of the river was adopted. Further, the master plan for Playland Park outlined previously proposes specific riverfront improvements west of the Missouri River levee between Avenue G and Harrah's Boulevard. Subsequent to the adoption of the master plan, the City has further refined river front improvements. Illustration 8 shows the concept for the riverfront development.
- d. **Redevelopment of Frito Lay Inc. and the former Dodge Park Golf Course Clubhouse and Driving Range** – Redevelopment of the former Frito Lay Building, the former Dodge Park clubhouse, and driving range has been completed. This project resulted in the construction of 196 market rate residential units.
- e. **Tax Increment Financing** – The City of Council Bluffs, Iowa has a general obligation debt capacity of \$155,492,130 as of June 30, 2008, the date of our last audited financial statements. As of June 30, 2008, the outstanding general obligation debt of the City was \$57,835,000. Capital lease purchase agreements are also considered debt applicable to the debt limit. This amount was \$212,441 and the amount of tax increment indebtedness was \$24,234,565. These three amounts reduce the legal debt margin to \$73,210,127.

The City will use the division of revenue authorized by Iowa Code Section 403.19 to finance its planning and carrying out of the Urban Renewal Plan in such manner as may be permitted under Chapter 403 of the Iowa Code. The proposed amount of indebtedness to be incurred under the Plan, which will qualify for payment from the special fund created by Code Section 403.19, is estimated to be approximately \$20 million in principal which shall include loans, advances and indebtedness or bonds issued and shall exclude obligations replaced, retired, or refunded by refinancing.

## **CHAPTER V OTHER**

### **1. EFFECTIVE TERM**

This amendment #2 will become effective upon its adoption by the City Council, and notwithstanding anything to the contrary stated previously in the Playland Park Urban Renewal Plan, upon adoption of Amendment #2, the Playland Park Urban Renewal Plan, as amended, will remain in effect until it is repealed by the City Council.

Because the original urban renewal area, the area added by Amendment #1 and the area being added as a result of this Amendment #2 are all based on blight findings, there is no statutory limit on the number of years in which tax increment revenues may be collected by the City for its project indebtedness.

### **2. URBAN RENEWAL PLAN AMENDMENTS**

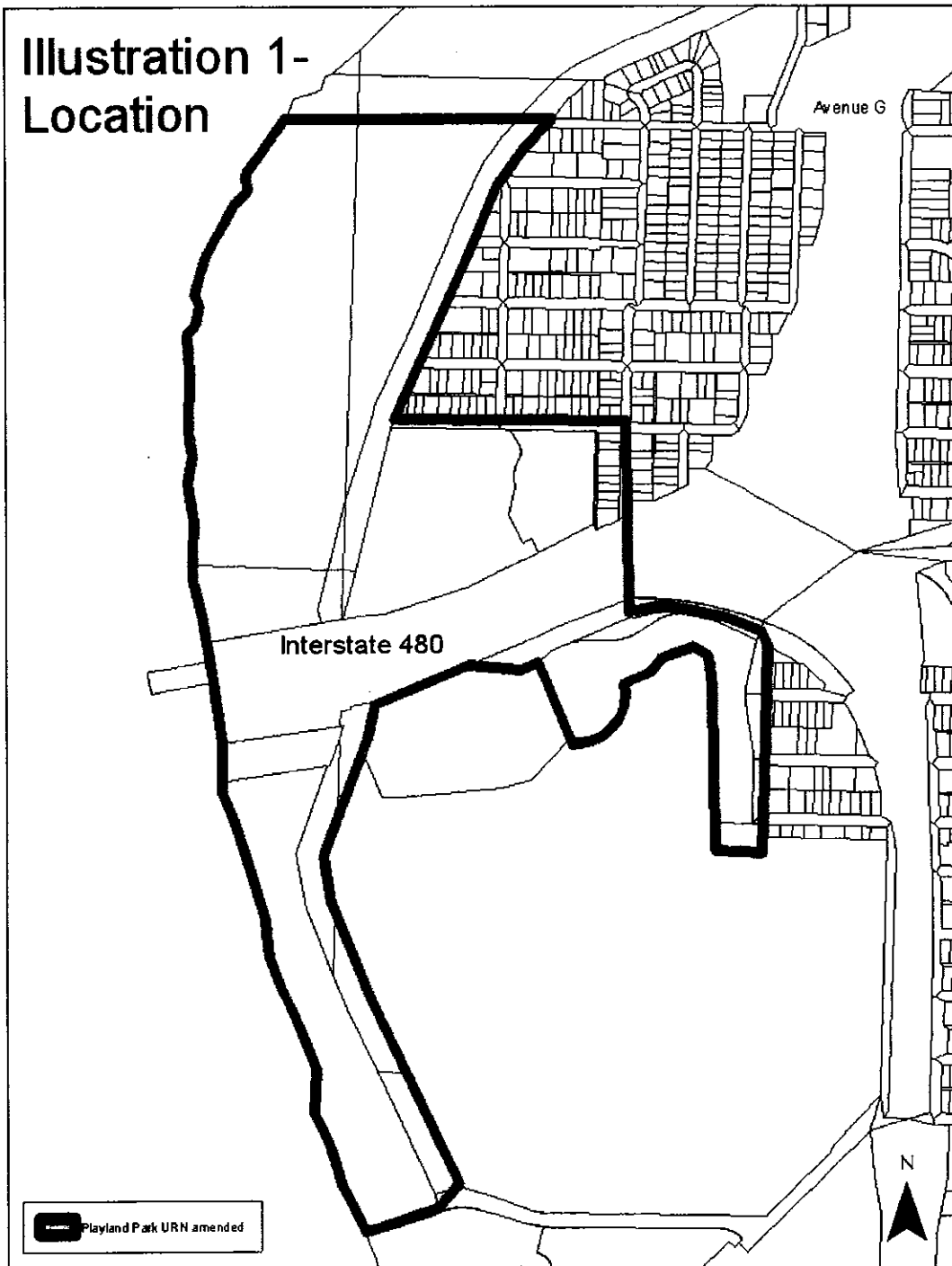
This Urban Renewal Plan may be amended from time to time to include changes in the area, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions.

The City Council may amend this plan by resolution after holding a public hearing on the proposed change in accordance with applicable state law.

### **3. EFFECT OF CREATION OF URBAN RENEWAL PLAN AND PROJECT AREA**

The City finds that the Playland Park Urban Renewal Area, as amended by both Amendment #1 and Amendment #2, is in conformance with the policies and objectives set forth in the 1994 Council Bluffs Comprehensive Plan.

# Illustration 1- Location



Prepared by REB, 3/20/09

Illustration 7 – Playland Park Master Plan

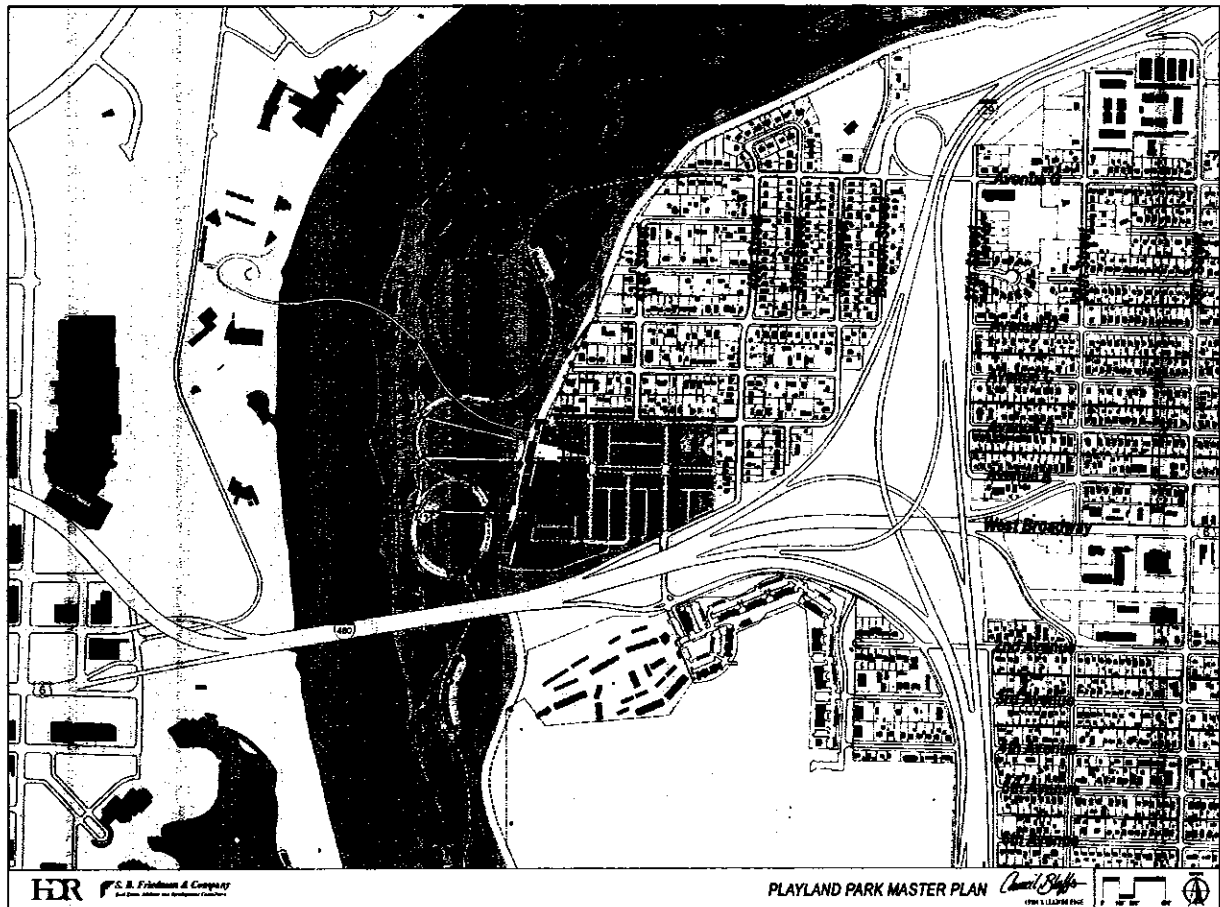


Illustration 8 – River Front Development





**CITY OF COUNCIL BLUFFS**

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

**AMENDMENT #2 TO THE PLAYLAND PARK URBAN RENEWAL PLAN**

The consultation between the City and affected taxing entities on Amendment #2 to the Playland Park Urban Renewal Plan was held on July 2, 2009, at 10:00 a.m. The meeting was held in the Community Development Department Conference Room, 403 Willow Avenue, Council Bluffs, Iowa. Brenda Carrico, the City's Community Development Program Coordinator served as the representative for the consultation meeting.

No individuals or groups appeared at the consultation hearing.

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



Brenda Carrico, Program Coordinator  
Community Development Department



Community Development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51503  
Phone: (712) 328-4629  
Fax: (712) 328-4915

## Memorandum

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To: Marcia L. Worden, Acting City Clerk

From: Brenda Carrico, Program Coordinator *BC*

Date: July 17 2009

Re: Paperwork from Ahlers & Cooney – Playland Park Urban Renewal – Amendment #2

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Attached to this memo are six documents I received from Jane Eppink with Ahlers & Cooney, P.C. regarding Amendment #2 to the Playland Park Urban Renewal Area.

- 1) Urban Renewal Transcript Certificate (with the required attachments, except for the Planning Commission meeting minutes – which I forward once they are available)
- 2) County Recorder's Certificate (an original and a copy)
- 3) Council resolution adopting Amendment #2 (scheduled for Council consideration on July 27<sup>th</sup>) with the required Recorder's front page
- 4) Ordinance
- 5) Ordinance Certificate (an original and a copy)
- 6) City Clerk's Certification to County Auditor (original and a copy)

Please complete/use these forms as the information becomes available. Please forward them directly to Jane Eppink and send me a copy.

Of course, let me know if you have any questions....Thanks for your help....Brenda

# AHLERS & COONEY, P.C.

PAUL F. AHLERS (1913-2002)

JAMES EVANS COONEY (1917-1998)

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July 16, 2009

## VIA E-MAIL & OVERNIGHT UPS

Brenda Carrico  
Community Development Program Coordinator  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

RE: City of Council Bluffs, State of Iowa - Amendment No. 2 to the  
Playland Park Urban Renewal Plan

Dear Brenda:

### Urban Renewal Amendment

I have prepared suggested City Council proceedings for action on the date of the public hearing. The proceedings assume that the Amendment, Agreement(s) to Include Agricultural Land, if any, the report with respect to the consultation and the recommendation of the Planning and Zoning Commission are all before the Council at the time of its action. **A copy of the Urban Renewal Amendment should be attached to all copies of the Resolution prior to distribution to the Council.**

This set of proceedings has been prepared to first show the receipt of the report of the City's designated representative with respect to the consultation. The report should include any written recommendations that were received and the responses made to the affected taxing entities. The proceedings then recite that the proposed Amendment has been approved by the Planning and Zoning Commission as being in conformity with the

July 16, 2009

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general plan for the development of the City as a whole. If that recommendation is not forthcoming, please let me know so that the proceedings can be revised accordingly.

The City Council will next confirm that the owners of all agricultural land, if any, included in the area have given written permission for such inclusion.

At this point, both oral and written comments to the proposed Amendment should be taken at the public hearing, and referred to in the proceedings. Following the hearing, the Council may adopt the form of resolution enclosed, the effect of which is to adopt the proposed Amendment.

Also enclosed is an Urban Renewal Transcript Certificate, and a Certificate with respect to the filing of the approved Amendment with the County Recorder. These Certificates should be completed once the Amendment has been approved by the Council. The various items listed in the Transcript Certificate should be attached to it or otherwise maintained with it in your records.

**Please also complete the Resolution attached to the Recorder's cover sheet, ensure that a copy of the Amendment has been attached and furnish to the County Recorder. Once it has been recorded, please return either the recorded document or a copy of the recorded document to our office.**

#### Ordinance

With this letter I am also enclosing a proposed form of Ordinance to implement the collection of tax increment revenues within area being added to the Playland Park Urban Renewal Project Area of the City by the Amendment. This Ordinance may be considered by the Council, under the ordinary procedures applicable to all other City ordinances, at any time following the adoption of an Urban Renewal Amendment for this designated area. Prior to Council consideration, the number of the appropriate resolution and date of adoption should be inserted in the first paragraph of the Ordinance.

Under Section 380.3 of the Code of Iowa, the enclosed Ordinance must be read three times prior to approval (unless waived by not less than three-fourths of the Council members as provided in Section 380.3 and published once prior to its becoming effective. A separate Ordinance Certificate is enclosed for the purpose of documenting the Council action taken with respect to the Ordinance. A copy of the publisher's affidavit relating to publication of the Ordinance should be attached to the same.

Once the Ordinance has been published, a copy should be certified to the County Auditor using the form of certification enclosed. The County Auditor is asked to acknowledge the filing at the bottom of the Certificate.

July 16, 2009

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As you may know, the City must make its requests to the County on or before December 1 of each year; the incremental taxes are collected during the following fiscal year and are distributed to the City with the regular collection of tax receipts during that year. The Iowa League of Cities has a link to a set of forms that can be used for certification on its website ([www.iowaleague.org](http://www.iowaleague.org)).

A copy of the procedure, the Ordinance and related Certificates should be completed as the originals and returned to us for our transcript of the action taken. Should you need anything further with respect to the Council's consideration of the Ordinance or the Urban Renewal Amendment, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jane A.B. Eppink".

Jane A.B. Eppink

JABE/dml

Enclosures

cc: Don Gross, Community Development Director