

ORDINANCE NO. 670

**AN ORDINANCE TO AMEND CHAPTER 9 URBAN REVITALIZATION TITLE I -
POLICY & ADMINISTRATION**

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF CARTER LAKE, IOWA
SECTION 1.**

9.02 DESIGNATION OF REVITALIZATION AREA. In addition to areas already designated as revitalization areas, and in accordance with Chapter 404 of the Code of Iowa, the following areas are designated as a redevelopment and revitalization area pursuant to said Chapter 404: (Legal descriptions to be provided) The entire city encompassed by the corporate limits of Carter Lake, excluding any commercial, manufacturing, and industrial zones, and excluding what is commonly referred to as the Shoreline Development and what is commonly referred to as the Shoals Development.

9.03 SPECIAL TAX CONSEQUENCES. Special tax consequences are available for development within said areas pursuant to the terms of Chapter 404 of the Iowa Code based upon prior approval of the plan r design and request made to and approved by the City council as required by statute. This shall include property designated as "qualified real estate" as defined in section 404.3 (7) of the Iowa Code. A minimum increase of actual value must be at least 15% over and above the value of the property at the time the property was in the area designated as urban revitalization, without regard to whether or not there are existing structures on said property. The basis of the tax exemption, if any, shall be governed by 404.3(2) or (3) of the Iowa Code.

9.04 EXEMPTION FROM REVITALIZATION AREA. Rescinded.

9.05 RESTORATION TO REVITALIZATION AREA. The following area is hereby added to the tax revitalization district in Carter Lake, Iowa. See attached Exhibit A, commonly referred to as Coronado Keys. Properties within that development are hereby now entitled to tax benefits defined herein.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED and APPROVED: November 18, 2019.

EXHIBIT A

DESCRIPTION

CARTER LAKE URBAN RENEWAL AREA #2

LOTS 1 THRU 181, INCLUSIVE, ADAMS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, TOGETHER WITH THOSE PARTS OF SILVER LANE, AVENUE "P", 5TH, 6TH, 7TH, AND 8TH STREETS ADJACENT THERETO, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, SAID ADAMS PARK;

THENCE S00°03'31"W (ASSUMED BEARING) 802.47 FEET ON THE EASTERLY LINE OF SAID ADAMS PARK AND ITS SOUTHERLY EXTENSION TO THE SOUTHERLY LINE OF SILVER LANE;

THENCE N89°42'12"W 150.13 FEET ON THE SOUTHERLY LINE OF SILVER LANE TO THE NE CORNER OF LOT 135, SAID ADAMS PARK;

THENCE S00°01'53"W 149.00 FEET ON THE EASTERLY LINE OF SAID LOT 135 TO THE SE CORNER THEREOF;

THENCE N89°40'22"W 1140.90 FEET ON THE SOUTHERLY LINE OF SAID ADAMS PARK TO THE SW CORNER THEREOF;

THENCE NORTH 1635.89 FEET ON THE WESTERLY LINE OF SAID ADAMS PARK TO THE NW CORNER THEREOF;

THENCE S88°34'03"E 635.55 FEET ON THE NORTHERLY LINE OF SAID ADAMS PARK TO THE NE CORNER OF LOT 176, SAID ADAMS PARK;

THENCE S00°06'46"W 279.79 FEET ON THE EASTERLY LINE OF SAID ADAMS PARK TO THE SE CORNER OF LOT 180, SAID ADAMS PARK;

THENCE N88°30'00"W 137.81 FEET ON THE SOUTHERLY LINE OF SAID LOT 180 TO THE SW CORNER THEREOF;

THENCE S00°06'55"W 160.04 FEET ON THE EASTERLY LINE OF SAID ADAMS PARK TO THE NW CORNER OF LOT 181, SAID ADAMS PARK;

THENCE S88°29'57"E 137.82 FEET ON THE NORTHERLY LINE OF SAID LOT 181 TO THE NE CORNER THEREOF;

THENCE S00°06'46"W 79.80 FEET ON THE EASTERLY LINE OF SAID LOT 181 TO THE SE CORNER THEREOF;

THENCE N88°33'18"W 137.82 FEET ON THE SOUTHERLY LINE OF SAID LOT 181 TO THE SW CORNER THEREOF;

THENCE S00°06'55"W 80.00 FEET ON THE EASTERLY LINE OF SAID ADAMS PARK TO THE SE CORNER OF LOT 166, SAID ADAMS PARK;

THENCE S88°35'01"E 137.82 FEET ON THE NORTHERLY LINE OF AVENUE "P";

THENCE S00°06'46"W 5.00 FEET;

THENCE SOUTHEASTERLY ON A 56.26 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S44°14'07"E, CHORD DISTANCE 78.66 FEET, AN ARC DISTANCE OF 87.10 FEET TO THE NORTHERLY LINE OF SAID ADAMS PARK

THENCE S88°35'01"E 603.06 FEET ON THE NORTHERLY LINE OF SAID ADAMS PARK TO THE POINT OF BEGINNING.