

## TITLE VII SPECIAL ORDINANCES

### CHAPTER 10 URBAN REVITALIZATION AREA

**Section 1.** Purpose and Intent. Chapter 404 of the *Code of Iowa, 2013*, provides that a city may designate areas as revitalization areas eligible for property tax exemptions and authorizes cities to issue revenue bonds for improvements made within those revitalization areas.

On October 1, 2014, the City of Rockwell adopted a Resolution finding that the rehabilitation and redevelopment of certain areas of the City of Rockwell would be desirable and that said area qualifies under Section 404.1 of the *Code of Iowa, 2013*, for designation as a Revitalization Area.

The City Council of the City of Rockwell has deemed it appropriate to utilize the incentives of the Revitalization Act as contained in Chapter 404 of the *Code of Iowa, 2013*, to promote rehabilitation and redevelopment as well as new development.

The City Council of the City of Rockwell has complied with all of the provisions of Chapter 404 of the *Code of Iowa, 2013*, relating to the designation of certain areas of cities as revitalization areas, and has waived the requirement of notification of tenants as there is no reliable mailing list, and has heretofore adopted a revitalization plan covering specific areas of the City of Rockwell as described below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWELL, IA, as follows:

**Section 2.** Description. The following described real estate is hereby designated as the Rockwell Urban Revitalization Area:

The boundaries for the Rockwell Urban Revitalization Area shall include all land area located within the corporate limits of the City of Rockwell and further described as:

Beginning at the Northwest Corner of Section Three, Township Ninety-four North, Range Twenty West of the Fifth Principal Meridian, thence east along the north line of said Section Three and along the north line of the Northwest Quarter of Section Two, Township Ninety-four North, Range Twenty West of the Fifth Principal Meridian a distance of approximately one and one-half miles to the North Quarter Corner of said Section Two; thence south along the east line of the West Half of said Section Two and along the east line of the west Half of Section Eleven, Township Ninety-four North, Range Twenty West of the fifth Principal Meridian a distance of approximately two miles to the South Quarter Corner of said Section Eleven; thence west along the south line of the Southwest Quarter of said Section Eleven and along the south line of Section Ten, Township Ninety-four North, a distance of approximately one and one half miles to the Southwest Corner of said Section Ten; thence north along the west line of said Section Ten and along the west line of said Section Three, a distance of approximately two miles to the point of beginning.

**Section 3.** Benefits. The benefits of revitalization shall be only to the extent provided by the revitalization plan as heretofore adopted by the City Council of the City of Rockwell, and that any person, firm, corporation or other entity seeking to utilize the benefits of revitalization shall comply with the requirements set forth in that revitalization plan as hereby adopted.

**Section 4.**    Repealer.    All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 5.**    Severability.    If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**Section 6.**    Effective Date.    This ordinance shall be in full force and effect from and after its publication, approval and passage as provided by law.

PASSED, ADOPTED AND APPROVED this 7<sup>th</sup> day of January, 2014.