

CERRO GORDO COUNTY ORDINANCE NO. 57

An Ordinance Designating Certain Areas of Cerro Gordo County, Iowa as Urban Revitalization Areas

Section 1. Purpose and Intent. Chapter 404 of the *Code of Iowa, 2013*, provides that a county 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 April 21, 2015, the Board of Supervisors of Cerro Gordo County adopted a Resolution finding that the rehabilitation and redevelopment of certain areas of Cerro Gordo County 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 Cerro Gordo County Board of Supervisors 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 Cerro Gordo County Board of Supervisors has complied with all of the provisions of Chapter 404 of the *Code of Iowa, 2013*, relating to the designation of certain areas of counties 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 Cerro Gordo County as described below.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF CERRO GORDO COUNTY, IOWA, as follows:

Section 2. Description. The following described real estate is hereby designated as the Cerro Gordo County – Portland Urban Revitalization Area:

The boundaries for the Cerro Gordo County Portland Urban Revitalization Area shall include all land area described as:

THE ORIGINAL TOWN OF PORTLAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 96 NORTH RANGE 19 WEST OF THE 5TH P.M. AS PLATTED AND DESCRIBED IN BOOK 1 ON PAGES 128 & 129, DATED FEBRUARY 16, 1878 IN THE OFFICE OF THE CERRO GORDO COUNTY, IOWA RECORDER; ALSO THE SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHTEEN AS SUBDIVIDED INTO LOTS 1, 2, 3 AND 4; ALSO LOT 1 AND LOT 5 AND A PORTION OF LOTS 6 & 7 IN THE PLAT OF THE IRREGULAR SURVEY OF THE SOUTHEAST QUARTER; DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE S 00°19'21" W, 874.63 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°19'21" W 745.6 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CANADIAN PACIFIC RAILROAD; THENCE N 79°22'08" W 913.99 FEET; ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE BEGINNING OF A 5679.58 FOOT RADIUS, TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, 633.73 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID CURVE HAVING A CHORD BEARING N 76°10'21" W 633.4 FEET, THENCE N 72°58'33" W, 9.13 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE N 20°37'43" E 320.42 FEET; THENCE N 16°21'46" E 136.3 FEET; THENCE S 89°40'39" E 1375.01 FEET ALONG A LINE AT A RIGHT ANGLE TO SAID EASTERLY LINE TO THE POINT OF BEGINNING, AKA PARCEL "A" DESCRIBED IN SURVEY BOOK 2013 PAGE 5663; ALSO THAT PART RAILROAD RIGHT OF WAY LYING BETWEEN THE WESTERLY LINE OF PARCEL "A", EXTENDED SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD TO THE WEST AND EASTERLY LINE PARCEL "A", EXTENDED SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE SAID RAILROAD TO THE EAST.

Section 3. Benefits. The benefits of revitalization shall be only to the extent provided by the revitalization plan as heretofore adopted by the Cerro Gordo County Board of Supervisors, 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.

First Consideration: August 4, 2015

Second Consideration: Waived August 4, 2015

Third Consideration: Waived August 4, 2015

PASSED, ADOPTED AND APPROVED this 4th day of August, 2015.

AYES: Callanan, Urdahl, Dougherty

NAYS: None

ABSENT-NOT VOTING: None

Phillip E. Dougherty, Chairman
Cerro Gordo County Board of Supervisors

ATTEST:

Becky Kirchgatter, Deputy Auditor
Cerro Gordo County