

ORDINANCE NO. 2016-03

An Ordinance Designating an Area of Durant, Iowa, as the Durant Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the “Code”), the governing body of a city may, by ordinance, designate an area of the city as a revitalization area upon the completion of procedures specified in the Code; and

WHEREAS, pursuant to the provisions of the Code, the City Council of Durant, Iowa, has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the Durant Urban Revitalization Area, that:

*1 (a) The proposed Durant Urban Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use.*

*(b) The proposed Durant Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.*

*(c) The proposed Durant Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.*

*(d) The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act; and*

WHEREAS, pursuant to the provisions of the Code, the City prepared a proposed plan (the “Plan”) for the Durant Urban Revitalization Area and held a public hearing on the Plan for the Durant Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Code, the City has adopted the Plan for the Durant Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Durant, in Durant County, Iowa, as follows:

Section 1. In accordance with the Code and in consideration of the recitations set out in the preamble hereof, the area formed by contiguous real estate parcels with a legal description as follows:

*All real property situated within the incorporated limits of the City of Durant, located in Cedar County, Muscatine County and Scott County, State of Iowa as of September 1, 2016*

is hereby designated as the Durant Urban Revitalization Area.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. 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 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved November 28, 2016.

Scott Spengler, Mayor

Attest:

Deana Cavin, City Operations Officer/Clerk