

ORDINANCE NO. 1133

ORDINANCE DESIGNATING AMENDMENT NO. 1 TO  
THE FAIRFIELD COMMERCIAL/INDUSTRIAL/  
RESIDENTIAL URBAN REVITALIZATION AREA OF  
THE CITY OF FAIRFIELD, IOWA

WHEREAS, Chapter 404 of the Code of Iowa, the "Act", authorizes cities by ordinance to designate revitalization areas if such areas meet the criteria of the Act and if the City completes the procedural requirements of the Act; and

WHEREAS, pursuant to the Act, this Council did, by Resolution No. 2943 on November 26, 2012 adopt an urban revitalization plan for permitted commercial, industrial and residential development for the City of Fairfield, Iowa, called the Urban Revitalization Plan ("Original Plan") for the Fairfield Commercial/ Industrial/Residential Urban Revitalization Area ("Area" or "Revitalization Area"); and

WHEREAS, a proposed Amendment No. 1 ("Amendment") to Fairfield Commercial/Industrial/Residential Urban Revitalization Plan (the "Plan") has been prepared, the purpose of which is to update the description of the Area, extend the duration of the Plan, and add an exemption schedule for multiresidential property; and

WHEREAS, Amendment No. 1 ("Amendment") to the Plan was adopted by Resolution No. 3250 on July 27, 2015, which Amendment No. 1 added land that was recently annexed to the City; and

WHEREAS, the Area so designated has heretofore been found to meet the criteria of the Act; and

WHEREAS, the revitalization of the Area so described will enhance the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area and is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the area substantially meets the criteria of section 404.1; and

WHEREAS, notice of the public hearing was published per the requirements for amendments to urban renewal plans pursuant to chapter 404; and

WHEREAS, pursuant to the provisions of the Act, the City has held a public hearing on the proposed Amendment No. 1 for said Fairfield Commercial/Industrial/Residential Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the statute, the City has adopted the Amendment No. 1 to the Fairfield Commercial/Industrial/Residential Urban Revitalization Area on July 27, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRFIELD, IOWA:

Section 1. That in accordance with Chapter 404 of the Code of Iowa, and as a result of the adoption of Resolution 3250 on July 27, 2015, the legal description of the Fairfield Commercial/Industrial/Residential Urban Revitalization Area now contains the property shown below, be and the same is hereby designated as a Revitalization Area under the Act, which shall be known as Amendment No. 1 to Fairfield Commercial/Industrial/Residential Urban Revitalization Area of the City of Fairfield, Iowa:

All property within the corporate limits of the City of Fairfield as of January 1, 2012 and any property annexed after that date; in addition, any land annexed into the City in the future shall automatically be included in the Plan Area as of the effective date of such annexation.

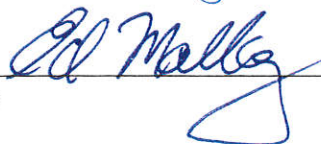
Section 2. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 3. That 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 this 24<sup>th</sup> day of August, 2015.

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Mayor



ATTEST:

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City Clerk

