

RESOLUTION NO. 2017-02

Fixing a date of meeting for public hearing on the receipt, consideration and, if appropriate, approval of proposals for the disposal and development of certain City-owned real property in the Eagle Grove Urban Renewal Area

WHEREAS, the City of Eagle Grove, Iowa (the "City") has previously established the Eagle Grove Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, one of the City's objectives is to promote residential, commercial and industrial development in the Urban Renewal Area; and

WHEREAS, the City desires to entertain proposals for the development of certain real property currently owned by the City and situated at 622 NW 4<sup>th</sup> St Eagle Grove, Iowa, the description of which are set forth as Exhibit A, for future residential, commercial and industrial business development thereon; and

WHEREAS, it is now necessary to make provision for the possible disposition of the Properties, in accordance with the provisions of Section 403.8 and 364.7 of the Code of Iowa, to a developer who can undertake the development thereof;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Eagle Grove, Iowa, as follows:

Section 1. In accordance with the provisions of Section 403.8.1 of the Code of Iowa, the City Council hereby prescribes the following process for the disposition of the Properties:

A. The City Council will advertise for proposals for the acquisition and development of the Properties in a newspaper of general circulation in the City at least once not less than 30 days in advance of the date on which the proposals shall be due. In addition, the City shall advertise for proposals by posting the advertisement at City Hall and through available electronic means as soon as may be practical.

B. The City Council will make information packets (the "Development Proposal Packets") detailing the development objectives for the Properties and the expectations to be placed upon the developer of the Properties available in the Office of the City Clerk. Proposals shall be due by no later than 10:00 a.m. on February 20, 2017, at the office of the City Clerk at City Hall, Eagle Grove, Iowa. Each proposal submitted shall set forth the proposed developer's plan for developing the Properties in accordance with the Development Proposal Packet.

C. A public hearing will be held on the proposal to sell the Properties as set forth in Section 2 of this Resolution. Following the public hearing, the City Council may determine to dispose of the Properties to the developer whose proposal, if carried out, would be in the best interests of the City in light of the urban renewal and development objectives of the City as set forth in the Development Proposal Packet.

Section 2. The City Council will hold a public hearing on the proposal to sell the Properties as set out in the preamble hereof at 7 o'clock p.m., on the 20th day of February 2017,


at the City Hall in the City. Following the public hearing the City Council may accept the proposal deemed to be in the best interests of the City and proceed with the disposition of the Properties.

Section 3. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Properties, by publication, at least once, not less than thirty days prior to the date set for the consideration or acceptance of proposals, in a newspaper of general circulation in the City. Furthermore, the City Clerk is hereby authorized and directed to give notice by posting notice in City Hall and by such reasonable electronic means as may be available to the City as soon as practical following the adoption of this resolution. Such notice shall be substantially in the form which is attached to this resolution.

Section 4. The City Council hereby declares that if, after review and public hearing, an acceptable proposal is received which represents the best interests of the City with respect to the development of the Properties as set forth in the Development Proposal Packets, such proposal shall be approved and finally accepted by the City Council on February 20, 2017, and the Properties shall be subsequently disposed of in accordance therewith. The City Council further declares that this Resolution constitutes the notification of intent to accept proposal as provided for in Section 403.8 of the Code of Iowa. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Properties. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Properties.

Section 5. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

Passed and approved this 9th day of January, 2017

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

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On motion and vote, the meeting adjourned.

Sandra McKeith  
Mayor

Attest:

Susan Maurer  
City Clerk

**Exhibit A**  
**Description of the Property**

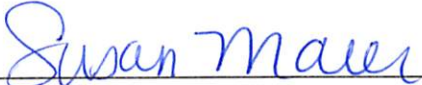
**The West 1/3 of Lots 10, 11 and 12 and the West 1/3 of the North 14 feet of Lot 9, Block 3, Northwestern Addition to Eagle Grove Junction, Wright County, Iowa.**

STATE OF IOWA  
COUNTY OF WRIGHT  
CITY OF EAGLE GROVE

SS:

I, the undersigned, Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the Council's proposal to take action in connection with the disposition of real property, as referred to therein.

WITNESS MY HAND hereto affixed this 9<sup>th</sup> day of January 2017.

  
\_\_\_\_\_  
City Clerk

NOTICE OF PUBLIC HEARING AND REQUEST FOR  
PROPOSALS TO DISPOSE OF AND DEVELOP PROPERTY

The City Council of the City of Eagle Grove, Iowa, will meet on the 20th day of February, 2017, at the City Hall, in the City, at 7:05 p.m., for the purpose of conducting a public hearing on the proposal to dispose of the real property described as follows:

- 1. 622 NW 4<sup>th</sup>, Eagle Grove, Iowa; The West 1/3 of Lots 10, 11 and 12 and the West 1/3 of the North 14 feet of Lot 9, Block 3, Northwestern Addition to Eagle Grove Junction, Wright County, Iowa.**

Proposals for the purchase and development of the Properties must be received in the office of the City Clerk at City Hall by no later than 10:00 a.m. on February 20, 2017. Proposals shall set forth the developer's plan for the development of the Properties for future residential, commercial and industrial business development, such development to be carried out in accordance with the objectives and details set forth in the City's Development Proposal Packet with respect to the Properties. If the Council finds a proposal acceptable, the Properties will be sold to the developer whose proposal, if carried out, would be in the best interests of the City and would best tailor the future use of the Property to the City's development objectives. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Properties. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Properties.

Development Proposal Packets containing necessary information with respect to the development objectives for the Properties may be obtained from the Office of the City Clerk, City Hall, Eagle Grove, Iowa.

On January 9<sup>th</sup>, 2017, the City Council adopted a resolution constituting notification of intent to accept, if received, an acceptable proposal for the development of the Properties.

At the aforementioned time and place, oral or written comments or objections may be filed or made. Following the public hearing, the City Council will consider the submitted proposals for acceptance.

By order of the City Council of the City of Eagle Grove, Iowa.

Susan Maier  
Interim City Clerk