

Whereupon, Council member Pamperin moved that the following resolution be adopted:

RESOLUTION NO. 2020-62

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 619 N. Iowa in Eagle Grove, Iowa, the description of which is set forth as Exhibit A, for future residential, commercial and/or 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 I. 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 Property and the expectations to be placed upon the developer of the Property available in the Office of the City Clerk. Proposals shall be due by no later than 4:00 p.m. on December 18, 2020, 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 Property 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 Property as set out in the preamble hereof at 7 o'clock p.m., on the 21st day of December, 2020,

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 Property.

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 December 21, 2019, and the Property 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 Property. 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.

The motion was seconded by Council member Quintus and after due consideration thereof, the roll was called and the following Council members voted:

Ayes: Pamperin, Schild, Jergens and Quintus
Nayes:

Whereupon, the Mayor declared said this Resolution duly passed and adopted this 19th day of October, 2020.

Sandra McGrath

Mayor Sandra McGrath

Attest:

Byra Davin

City Clerk

Exhibit A

Description of the Property

Property Address: 619 N. Iowa, Eagle Grove, Iowa 50533

Legal Description:

Lot 4, Block 27, in Wright's Third Addition to Eagle Grove Junction, Wright County, Iowa, also described as the North 50 feet of Lot 4, Block 27, in Wright's Third Addition to Eagle Grove Junction, Iowa; and Triangular tract in South part of Lot 4, Block 27, Wright's Third Addition, Eagle Grove Junction, Wright County, Iowa.

Parcel Number: 0927132005

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 29th day of October, 2020.

A handwritten signature in cursive script, appearing to read "Boyd Davis", is written over a horizontal line.

City Clerk

PUBLIC NOTICE
City of Eagle Grove

PUBLIC HEARING NOTICE

The City of Eagle Grove will be holding a Public Hearing to review and consider proposals, and if appropriate, approve the disposal and redevelopment of certain City-owned real property – more specifically defined as 211 N. Iowa in the corporate limits of the City of Eagle Grove. The City Council will advertise for proposals for the acquisition and redevelopment of 619 N. Iowa. A Redevelopment Proposal Packet is available on the City of Eagle Grove's website at www.eaglegroveia.org or by calling City Hall at 515-448-4343. The legal description of the property is as follows: Lot 4, Block 27, in Wright's Third Addition to Eagle Grove Junction, Wright County, Iowa, also described as the North 50 feet of Lot 4, Block 27, in Wright's Third Addition to Eagle Grove Junction, Iowa; and Triangular tract in South part of Lot 4, Block 27, Wright's Third Addition, Eagle Grove Junction, Wright County, Iowa

All proposals shall be due by no later than 4 p.m. on Dec. 18, 2020.

The purpose of this Public Hearing is to inform area residents of the community of Eagle Grove of this proposed action, discuss the proposals associated with this project, to address citizen's concerns, if any, with the redevelopment plan, and if appropriate, approve the sale or conveyance of City-owned real property for the betterment of the residents of the City of Eagle Grove.

The Public Hearing location and time are as follows:

Dec. 21, 2020 – 7 p.m.
Eagle Grove City Hall
210 E Broadway
Eagle Grove, IA 50533

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to the City Clerk's Office at 515-448-4343.

By Order of the Council.
Bryce Davis

Published in the Eagle Grove
Eagle on Oct. 29, 2020.

PROOF OF PUBLICATION

STATE OF IOWA }
Wright County } ss.

I, the undersigned, being duly sworn, depose and say, that I am Lynnette Richardson, Treasurer of the Eagle Grove Eagle, a weekly newspaper printed in the English language, published at Eagle Grove in Wright County, State of Iowa, and that the annexed

Eagle Grove City Notice
of Hearing - Block
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notice was published in said paper once each week for

1 consecutive weeks, the first publication thereof was on the 29th day of October, 2020,

the second on the _____ day of _____, 20____,

the third on the _____ day of _____, 20____,

the fourth on the _____ day of _____, 20____,

Lynnette Richardson
Lynnette Richardson, Treasurer

Subscribed and sworn to before me and in my presence

the 29th day of October, 2020,

Debra J. Chaney
Notary Public; In and for the State of Iowa



DEBRA J. CHANEY
Commission Number 807673
My Commission Exp. Nov. 28, 2020

Printer's Fees, \$ 25.46