

SET DATE FOR HEARING ON
DESIGNATION OF EXPANDED URBAN
RENEWAL AREA AND URBAN
RENEWAL PLAN AMENDMENT

436775-NEW

Eagle Grove, Iowa

August 19, 2024

The City Council of the City of Eagle Grove, Iowa, met on August 19, 2024, at 6:30 p.m., at the Council Chambers, 210 E Broadway, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: Axtell, Pamperin, Weland, Lorenzen, Limenick

Absent: _____.

The Mayor announced that an amendment to the boundaries of the Eagle Grove Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member Weland moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Eagle Grove Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member Limenick. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Axtell, Pamperin, Weland, Lorenzen, Limenick

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2024-97

Resolution Setting Date for Public Hearing on Designation of the Expanded Eagle Grove Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Eagle Grove, Iowa (the “City”) by resolution previously established the Eagle Grove Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the City’s Eagle Grove Recreation Center Project previously approved in the January 19, 2021 Amendment to the Plan and updated in the June 6, 2022 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Gold-Eagle Cooperative (the “Coop”) in connection with the expansion by the Coop of its existing grain storage operations and the renovation of an existing building for use as the Coop’s office headquarters; (b) providing tax increment financing to First Bank (the “Bank”) in connection with the construction by the Bank of a new commercial building for use in its business operations; (c) using tax increment financing to pay the costs of constructing street improvements; and (d) using tax increment financing to pay the costs of the City’s Urban Renewal Administration and Professional Support Program; and

WHEREAS, the Property is located outside but within two miles of the incorporated limits of the City, and a resolution (the “County Consent Resolution”) has been prepared for adoption by the Board of Supervisors of Wright County, Iowa in satisfaction of the consent requirements of Section 403.17(4) of the Code of Iowa; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Eagle Grove, Iowa, as follows:

Section 1. This City Council will meet at the Council Chambers, 210 E. Broadway, Eagle Grove, Iowa, on September 3, 2024, at 6:30 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation


in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Wright County and the Eagle Grove Community School District be invited to participate in the consultation.

Section 4. The County Consent Resolution is hereby approved for presentation to Wright County, Iowa for execution and delivery to the City prior to the public hearing on September 3, 2024.

Section 6. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved August 5, 2024.



Mayor

Attest:



City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
EAGLE GROVE URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:30 p.m., at the Council Chambers, 210 E. Broadway, Eagle Grove, Iowa, on September 3, 2024, the City Council of the City of Eagle Grove, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Eagle Grove Urban Renewal Area and designating an expanded Eagle Grove Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the real property (the "Property") described as follows:

A tract of land in the NE ¼ of the SW ¼ (which is part of Outlot 1 of the Auditor's Plat) and the NW ¼ of the SE ¼ (which is part of Outlot 2 of Auditor's Plat) of Section 28, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa more fully described as follows: Beginning at the center of Section 28, thence North 89 degrees 58' East along the North line of the SE ¼ of said Section 28 for 17 feet, thence South 0 degrees 00' East (assumed) along the West line of Edgewood Addition to Eagle Grove, Iowa for 753.93 feet, thence South 89 degrees 48' West along the centerline of a County Road 300 feet, thence North 0 degrees 00' West parallel with the East line of the SW ¼ of said Section 28 for 522.78 feet, thence North 89 degrees 48' East parallel with said County Road centerline for 283 feet, thence North 0 degrees 00' West along said East line of the SW ¼ for 231.23 feet to the point of beginning, containing 3.69 acres.

AND

All of Blocks 14, 15, 16 and 17 in Wright's 3rd Addition to Eagle Grove, Wright County, Iowa, and that part of vacated 7th Street and vacated North Arthur Ave lying adjacent to and between said Blocks 14, 15, 16 and 17; and a parcel of land being a part of Block 14 of Wright's 3rd Addition to Eagle Grove Iowa and also lying adjacent to and South of the South line of Block 14, formerly railroad right of way and described as follows: beginning at the SE corner of Block 14; thence South 14.18' along the West line of Monroe Street extended South; thence S 89°48'22" W 297.0'; thence North 28.0'; thence N 89°48'22" E 297.0'; thence South 13.82' along the west line of Monroe Street to the Point of beginning.

The proposed amendment to the Plan brings the Property described above in to the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the City's Eagle Grove Recreation Center Project previously approved in the January 19, 2021 Amendment to the Plan and updated in the June 6, 2022 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Gold-Eagle Cooperative (the "Coop") in connection with the expansion by the Coop of its existing grain storage operations and the renovation of an existing building for use as the Coop's office headquarters; (b) providing tax increment financing to First Bank (the "Bank") in connection with the construction by the Bank of a new commercial building for use in its business operations; (c) using tax increment financing to pay the costs of constructing street improvements; and (d) using tax increment financing to pay the costs of the City's Urban Renewal Administration and

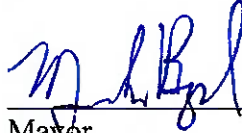
Professional Support Program. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Bryce Davis
City Clerk

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On motion and vote the meeting adjourned.



Mayor

Attest:



City Clerk

EXHIBIT A
Legal Description
Expanded Eagle Grove Urban Renewal Area
(September, 2024 Addition)

A tract of land in the NE ¼ of the SW ¼ (which is part of Outlot 1 of the Auditor's Plat) and the NW ¼ of the SE ¼ (which is part of Outlot 2 of Auditor's Plat) of Section 28, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa more fully described as follows: Beginning at the center of Section 28, thence North 89 degrees 58' East along the North line of the SE ¼ of said Section 28 for 17 feet, thence South 0 degrees 00' East (assumed) along the West line of Edgewood Addition to Eagle Grove, Iowa for 753.93 feet, thence South 89 degrees 48' West along the centerline of a County Road 300 feet, thence North 0 degrees 00' West parallel with the East line of the SW ¼ of said Section 28 for 522.78 feet, thence North 89 degrees 48' East parallel with said County Road centerline for 283 feet, thence North 0 degrees 00' West along said East line of the SW ¼ for 231.23 feet to the point of beginning, containing 3.69 acres.

AND

All of Blocks 14, 15, 16 and 17 in Wright's 3rd Addition to Eagle Grove, Wright County, Iowa, and that part of vacated 7th Street and vacated North Arthur Ave lying adjacent to and between said Blocks 14, 15, 16 and 17; and a parcel of land being a part of Block 14 of Wright's 3rd Addition to Eagle Grove Iowa and also lying adjacent to and South of the South line of Block 14, formerly railroad right of way and described as follows: beginning at the SE corner of Block 14; thence South 14.18' along the West line of Monroe Street extended South; thence S 89°48'22" W 297.0'; thence North 28.0'; thence N 89°48'22" E 297.0'; thence South 13.82' along the west line of Monroe Street to the Point of beginning.

STATE OF IOWA
WRIGHT COUNTY
CITY OF EAGLE GROVE

SS:

I, the undersigned, City Clerk of the City of Eagle Grove, Iowa do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Eagle Grove Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this 10th day of October, 2024.



City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Eagle Grove Eagle, a newspaper printed and published in the City of Eagle Grove, County of Wright, State of Iowa, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

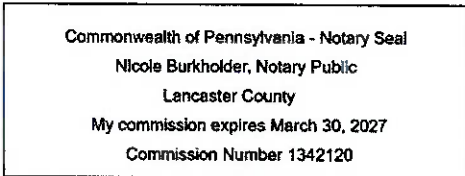
PUBLICATION DATES:
Oct. 10, 2024

NOTICE ID: 0E7wtaTfcRL4s1Xg3LLg
NOTICE NAME: Public Hearing Notice Oct. 21, 2024
Publication Fee: 61.83

The annexed Public Hearing Notice Oct. 21, 2024 notice was published in said paper once each week for 1 consecutive weeks.

I certify under penalty of perjury and pursuant to the laws of the state of Iowa that the preceding is true and correct.

Rachel Cozart
(Signed) _____



VERIFICATION
State of Pennsylvania
County of Lancaster

Subscribed in my presence and sworn to before me on this: 10/11/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
ON DESIGNATION OF
EXPANDED EAGLE GROVE
URBAN RENEWAL AREA AND ON
PROPOSED URBAN RENEWAL
PLAN AMENDMENT**

Notice Is Hereby Given: That at 6:30 p.m., at the Public Safety Building, in the Council Chambers, 210 E Broadway, Eagle Grove, Iowa, on October 21, 2024, the City Council of the City of Eagle Grove, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Eagle Grove Urban Renewal Area and designating an expanded Eagle Grove Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the real property (the "Property") described as follows:

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tion of the City's Eagle Grove Recreation Center Project previously approved in the January 19, 2021 Amendment to the Plan and updated in the June 6, 2022 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Gold-Eagle Cooperative (the "Coop") in connection with the expansion by the Coop of its existing grain storage operations and the renovation of an existing building for use as the Coop's office headquarters; (b) providing tax increment financing to First Bank (the "Bank") in connection with the construction by the Bank of a new commercial building for use in its business operations; (c) using tax increment financing to pay the costs of constructing street improvements; and (d) using tax increment financing to pay the costs of the City's Urban Renewal Administration and Professional Support Program. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Bryce Davis
City Clerk

Published in the Eagle Grove Eagle
on October 10, 2024

STATE OF IOWA
WRIGHT COUNTY
CITY OF EAGLE GROVE

SS:

I, the undersigned, City Clerk of the City of Eagle Grove, Iowa do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Eagle Grove Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this 19th day of August, 2024.



City Clerk