

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT
NO. 4 TO THE AMENDED AND RESTATED SHENANDOAH URBAN RENEWAL PLAN FOR
AN URBAN RENEWAL AREA IN THE CITY OF SHENANDOAH, STATE OF IOWA

The City Council of the City of Shenandoah, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on November 22, 2022 in the Council Chambers, City Hall, 500 West Clarinda Avenue, Shenandoah, Iowa, to consider adoption of a proposed Amendment No. 4 to the Amended and Restated Shenandoah Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Shenandoah, State of Iowa.

Which Amendment No. 4 proposes to add the land legally described as follows to the Urban Renewal Area:

Shenandoah Senior Villas Property

Lots 3 and 4 in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, excepting therefrom the North 100 feet of even width, in Section 24, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa according to Irregular Survey in Book 1 at page 36. [EXCEPT that part taken for RIGHT-OF-WAY, and being subject to easements and restrictions of record]

Credit Union Property

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter in Section 24, Township 69 North, Range 40, and running South on the East line of said Section 24, 445 feet to the center of Johnson Run Drainage Ditch, thence North 60 degrees 8' West; along the center of said ditch, 912.65 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 19' East 791.5 feet to the place of beginning and containing 3.65 acres, more or less in Fremont County, Iowa, except that part deeded to the State of Iowa for Highway purpose, Fremont County, Iowa.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Shenandoah, Iowa.

The City of Shenandoah, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 4 would add new property to the Urban Renewal Area and add/confirm urban renewal projects to be undertaken within the Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Shenandoah, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 25th day of October, 2022.

Karla Gray
City Clerk/Treasurer
City of Shenandoah, Iowa

(End of Notice)