

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED 2024 AMENDMENT TO THE URBAN
RENEWAL PLAN FOR THE CRESCO URBAN RENEWAL
AREA IN THE CITY OF CRESCO, STATE OF IOWA

The City Council of the City of Cresco, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on September 4, 2024 in the Council Chambers, City Hall, 130 North Park Place, Cresco, Iowa, to consider adoption of a proposed 2024 Amendment to the Urban Renewal Plan for the Cresco Urban Renewal Area (the "Amendment") in the City of Cresco, State of Iowa.

The Amendment proposes to remove certain land from the Urban Renewal Area and to add certain land to the Urban Renewal Area, legally described as follows:

Land REMOVED from Cresco Urban Renewal Area by the 2024 Amendment

A. COMMERCIAL URBAN RENEWAL AREA AMENDMENT NO. 3 AREA

Parcel #320480001010000
Parcel #320480002010000
Parcel #320480001030000
Parcel #320480001020000
Parcel #322482600010000
Parcel #330060226010000
Parcel #320480004090000
Parcel #321750001000000

B. COMMERCIAL URBAN RENEWAL AREA AMENDMENT NO. 4 AREA

Parcel # 325-44-00-060-010-000
Parcel # 325-44-00-060-020-000
Parcel # 325-44-00-060-060-000
Parcel # 325-44-00-060-070-000
Parcel # 325-44-00-050-010-000
Parcel # 320-44-00-020-010-000
Parcel # 320-44-00-020-020-000
Parcel # 320-44-00-020-030-000
Parcel # 320-44-00-020-040-000
Parcel # 320-44-00-020-050-000
Parcel # 320-44-00-020-060-000
Parcel # 320-44-00-030-010-000
Parcel # 320-44-00-030-020-000
Parcel # 320-44-00-030-030-000
Parcel # 320-44-00-030-040-000
Parcel # 320-44-00-030-050-000
Parcel # 320-44-00-060-060-000

AND

Parcel # 110-22-08-34-070-000
Parcel # 320-21-00-00-010-000
Parcel # 320-21-00-00-020-000
Parcel # 320-21-00-01-010-000
Parcel # 320-50-00-02-010-000
Parcel # 320-50-00-02-020-000
Parcel # 320-50-00-02-030-000
Parcel # 320-50-00-02-040-000
Parcel # 320-50-00-04-010-000
Parcel # 320-50-00-04-020-000
Parcel # 320-50-00-04-040-000
Parcel # 320-50-00-04-050-000
Parcel # 320-50-00-04-060-000
Parcel # 320-50-00-04-070-000
Parcel # 320-50-00-04-080-000
Parcel # 320-50-00-04-090-000
Parcel # 324-59-22-00-010-000

AND

Parcel # 320-01-27-01-010-000
Parcel # 320-01-27-01-020-000
Parcel # 320-01-27-04-010-000
Parcel # 320-01-27-02-010-000
Parcel # 320-01-27-05-010-000
Parcel # 320-01-27-06-000-000
Parcel # 321-21-00-01-020-000
Parcel # 321-44-00-03-060-000
Parcel # 321-44-00-06-080-000

Property to be Added to Cresco Urban Renewal Area

The full ROW of 7th Street West from Stock Avenue to 6th Avenue West

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

The City of Cresco, 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. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. 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 would remove land from the Urban Renewal Area, add right of way to connect the remaining portions of the Area, and update the description of the Plan's Effective Period.

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 Cresco, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 19th day of August, 2024.

Nicole Hill City Clerk, City of Cresco,
State of Iowa