

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

475838-18

Forest City, Iowa

April 18, 2022

The Council of the City of Forest City, Iowa, met on April 18, 2022, at 7 o'clock, p.m., at the Council Chambers of City Hall, 305 North Clark Street, Forest City, Iowa, 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 City Council were present and absent:

Present: Buffington, Davis, Holland, Mikes, Tweeten, Welch, Wooldridge.

Absent: None.

The Mayor announced that an amendment to the boundaries of the Forest City 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 Mikes moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Forest City Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member Wooldridge. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Buffington, Davis, Holland, Mikes, Tweeten, Welch, Wooldridge.

Nays: None.

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

RESOLUTION NO. 21-22-48

Resolution Setting Date for a Public Hearing on Designation of the Expanded Forest City Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, the City Council of the City of Forest City, Iowa (the "City") by resolution previously established the Forest City 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") described on Exhibit A hereto; 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 covers the addition of the Property to the Urban Renewal Area and authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Irish Hospital Apartments, LLC (the "Company") in connection with the reconstruction of the former Irish Hospital building into an apartment complex; and

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

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

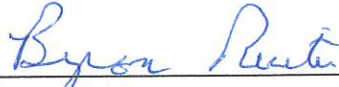
Section 1. This City Council will meet at the Council Chambers of City Hall, 305 North Clark Street, Forest City, Iowa, on May 16, 2022, at 7:00 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the proposed 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 Forest City, which publication shall be not less than four (4) nor 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.

Section 4. 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 April 18, 2022.



Mayor

Attest:



City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
FOREST CITY URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the Council Chambers of City Hall, 305 North Clark Street, Forest City Iowa, on May 16, 2022, the City Council of the City of Forest City, Iowa, will hold a public hearing on the question of amending the plan for the Forest City Urban Renewal Area (the "Urban Renewal Area") and designating an expanded Forest City Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including the property more particularly described as follows:

Certain real property situated in the City of Forest City, Winnebago County, State of Iowa bearing Winnebago County Property Tax Parcel Identification Number 1135429002, more particularly described as follows:

Lot One (1) and the East 22 feet of Lot Two (2), Block Sixty-three (63), Forest City, Winnebago County, Iowa, and the East 88 feet of the North 5 feet 6 inches of the alley running through said Block 63.


The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment includes the authorization of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Irish Hospital Apartments, LLC in connection with the redevelopment of the Irish Hospital building into an apartment complex. 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 matter of the hearing.

Daisy Huffman
City Clerk

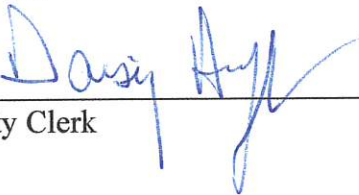
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On motion and vote the meeting adjourned.



Mayor

Attest:



City Clerk

EXHIBIT A
Legal Description
Expanded Forest City Urban Renewal Area
(2022 Addition)

Certain real property situated in the City of Forest City, Winnebago County, State of Iowa bearing Winnebago County Property Tax Parcel Identification Number 1135429002, more particularly described as follows:

Lot One (1) and the East 22 feet of Lot Two (2), Block Sixty-three (63), Forest City, Winnebago County, Iowa, and the East 88 feet of the North 5 feet 6 inches of the alley running through said Block 63.

PUBLICATION CERTIFICATE:

STATE OF IOWA
HANCOCK AND WINNEBAGO COUNTIES SS:
CITY OF FOREST CITY

I, the undersigned, City Clerk of the City of Forest City, 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 Forest City 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 18th day of April, 2022.



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.)

ATTESTATION CERTIFICATE:

STATE OF IOWA
HANCOCK AND WINNEBAGO COUNTIES SS:
CITY OF FOREST CITY

I, the undersigned, City Clerk of the City of Forest City, 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 Forest City Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this 18th day of April, 2022.



City Clerk