

CITY OF WEST LIBERTY
NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE
WEST LIBERTY DUTTON URBAN RENEWAL AREA, AND
ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 7:30 o'clock p.m., at the West Liberty Public Library, 400 N Spencer St, West Liberty, Iowa, on March 7, 2023 the City Council of the City of West Liberty, Iowa (the "City") will hold a public hearing on the question of designating as the West Liberty Dutton Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the real property situated in the City of West Liberty, Muscatine County, State of Iowa, described as follows:

A PORTION OF AUDITOR PARCEL "H" IN WEST LIBERTY, MUSCATINE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Southwest Corner of Auditor Parcel "H", in accordance with the Plat Recorded as Document 1997-4024 of the Records of the Muscatine County Recorder's Office; Thence N33°21'05"E, along the West Line of said Auditor Parcel "H", 736.66 feet, to the Northwest Corner thereof; Thence S66°53'42"E, along the North Line of said Auditor Parcel "H", 334.97 feet, to the Northeast Corner thereof; Thence S01°11'50"E, along the East Line of said Auditor Parcel "H", 215.96 feet; Thence N47°35'41"W, 86.07 feet; Thence S42°02'49"W, 167.04 feet; Thence Southwesterly, 146.42 feet, along an 85.00 foot radius curve, concave Southeasterly, whose 128.98 foot chord bears 82°41'57"W; Thence S33°21'05"W, 431.50 feet, to a Point on the South Line of said Auditor Parcel "H"; Thence Northwesterly, 139.12 feet, along said South Line on a 6426.20 foot radius curve, concave Southwesterly, whose 139.12 foot chord bears N62°12'57"W; Thence N17°02'07"W, along said South Line, 97.60 feet; Thence N56°38'55"W, along said South Line, 30.35 feet, to the Point of Beginning. Said Rezoning Parcel contains 5.46 Acres and is subject to easements and restrictions of record.

A PORTION OF AUDITOR PARCEL "H" IN WEST LIBERTY, MUSCATINE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of Auditor Parcel "H", in accordance with the Plat Recorded as Document 1997-4024 of the Records of the Muscatine County Recorder's Office; Thence S56°38'55"E, along said the South Line of said Auditor Parcel "H", 30.35 feet; Thence S17°02'20"E, along said South Line, 97.60 feet; Thence Southeasterly, 139.12 feet, along said South Line on a 6426.20 foot radius curve, concave Southwesterly, whose 139.12 foot chord bears S62°12'57"E, to the Point of Beginning; Thence N33°21'05"E, 431.50 feet; Thence Southeasterly, 215.78 feet, along an 85.00 foot radius curve, concave Southwesterly, whose 162.33 foot chord bears S73°55'23"E; Thence S01°11'50"E, 444.27 feet; Thence Southwesterly, 98.93 feet, along a 233.00 foot radius curve, concave Northwesterly, whose 98.19 foot chord bears S10°57'58"W, to a Point on the South Line of said Auditor Parcel "H"; Thence Northwesterly, 445.03 feet, along said South Line on a 6426.20 foot radius curve, concave Southwesterly, whose 44494 foot chord bears N59°36'24"W, to the Point of Beginning. Said Rezoning Parcel contains 3.42 Acres and is subject to easements and restrictions of record.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan (the "Plan"), as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial project to be undertaken under the Plan will consist of providing tax increment financing support to GHS Development, Inc. in connection with the construction of certain public infrastructure improvements necessary for the development of a housing subdivision.

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

Lee Geertz, City Clerk
City of West Liberty, IA