

**NOTICE OF PUBLIC HEARING BY CITY COUNCIL
ON PROPOSED EXCHANGE AND TRANSFER OF PUBLIC PROPERTY**

You are hereby notified that on the 24th day of May, 2022, the City Council for the City of Sergeant Bluff, Iowa will hold a public hearing in Council Chambers at the Council's regular meeting at 5:30 p.m. to review and consider an exchange and proposed transfer of public property owned by the City including Lots 11 and 12, Block 29, Original Town, City of Sergeant Bluff, Woodbury County, Iowa and additional property under cooperative control of the City, the East 6 Acres of Lot 3, Sergeant Bluff Park Addition, City of Sergeant Bluff, Woodbury County, Iowa, being purchased under contract by the Sergeant Bluff Community Development Corporation which it has agreed to acquire using funding provided by the City and transfer as part of the exchange agreement.

The City proposes to exchange the City parcel along with the property of the Sergeant Bluff Community Development Corporation with parcels owed by KARS Investments LLC including Lots 2, 3, 4, and a small tract adjacent to Lot 2, in Replat Blairs Addition, City of Sergeant Bluff, Woodbury County, Iowa. The exchange of parcels would be further conditioned upon KARS Investments LLC agreement to develop the East 6 Acres of Lot 3, Sergeant Bluff Park Addition, City of Sergeant Bluff, Woodbury County, Iowa, for use as an event center. KARS Investments LLC has agreed to grant the City a right of first refusal if it changes the use or does not retain ownership of the restricted parcel.

The City Council is considering exchanging the parcels because the City has outgrown its current police station property and the property to be acquired would better suit the City's future needs for growth and the maintenance and protection of the City's vehicles. Additionally, the conditions imposed for development and expected future use of the parcels to be transferred would increase tax revenue and provide additional services for the community to improve quality of life. Maps of the areas proposed for transfer and exchange and the proposed exchange agreement are available for review at City Hall.

At the public hearing on May 24, 2022, the City Council shall review the exchange agreement including the related development conditions and agreement with the Sergeant Bluff Community Development Corporation. All interested persons may contact City Hall to submit comments or appear to be heard at the public hearing. Any questions may be addressed to the City Administrator by calling 712-943-4244 or emailing aaron@cityofsergeantbluff.com

Danny Christoffers
City Clerk
City of Sergeant Bluff