NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED 1ST STREET CORRIDOR URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 p.m., at the City Council Chambers 501 4th Street, Sergeant Bluff, Iowa, on November 10, 2026, the City Council of the City of Sergeant Bluff, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the 1st Street Corridor Urban Renewal Area and designating an expanded 1st Street Corridor Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property (the "Property") described as follows:

PORTIONS IN THE NE1/4 OF SECTION 31, W1/2 OF SECTION 32, T-88-N, R-47-W, AND THE NW1/4 OF SECTION 5, T-87-N, R47-W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF SECTION 32 TO THE EASTERLY ROW LINE OF SOUTH LEWIS BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTHEAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH LEWIS BOULEVARD TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND A LINE 408 FEET SOUTH OF THE NORTH LINE OF THE SE1/4 SW1/4 OF SECTION 32; THENCE EASTERLY ALONG SAID LINE TO THE WEST LINE OF SERENITY POINT 1ST ADDITION; THENCE SOUTHEAST ALONG SAID WEST LINE TO THE SOUTH MOST CORNER OF SERENITY POINT 1ST ADDITION; THENCE NORTHEAST ALONG THE EAST LINE OF SERENITY POINT 1ST ADDITION TO THE WEST LINE OF SERENITY POINT 2ND ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SERENITY POINT 2ND ADDITION TO THE NORTH RIGHT-OF-WAY LINE OF 220TH STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SW1/4 OF SECTION 32; THENCE SOUTH ALONG SAID EAST LINE TO THE S1/4 CORNER OF SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NW1/4 OF SECTION 5-87-47 TO THE SOUTH RIGHT-OF-WAY LINE OF 220TH STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DOGWOOD TRAIL AND THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWEST ALONG SAID WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID RAILROAD AND THE SERGEANT BLUFF DRAINAGE DITCH; THENCE WEST TO THE WEST LINE OF SAID SERGEANT BLUFF DRAINAGE DITCH; THENCE NORTHWEST ALONG SAID WEST LINE TO A POINT THAT IS PERPENDICULAR TO THE POINT OF BEGINNING THENCE NORTHEASTERLY ALONG SAID PERPENDICULAR LINE TO THE POINT OF BEGINNING.

The proposed amendment to the Plan brings the Property described into the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to HRW Holdings, LLC ("HRW") in connection with the construction by HRW of a commercial building center; (b) providing tax increment financing support to 643 Holdings, LLC ("643 Holdings") in connection with the construction by 643 Holdings of an optical and vision care clinic; (c) using tax increment financing to pay the costs of constructing improvements to the municipal waterworks system; (d) using tax increment financing to pay the costs of constructing street improvements; and (e) using tax increment financing to pay the costs of constructing recreational trail improvements. 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 matters of the hearing.

Danny Christoffers
City Clerk