

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 4 TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on October 29, 2019, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan for the Eldridge Unified Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 21st day of October, 2019.

Denise M. Benson  
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 4 TO THE ELDRIDGE UNIFIED  
URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN  
THE CITY OF ELDRIDGE, STATE OF IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 18, 2019 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, which contains the land legally described as follows:

**Eldridge Urban Renewal Subarea (1993)  
Renamed LeClaire Road Urban Renewal Subarea (1994)**

Beginning at the NW corner of Lot 2, Lancer Park 7<sup>th</sup> Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14; thence south along the west line of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1<sup>st</sup> Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13-79-3; thence easterly along the north line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

**Blackhawk Trail Urban Renewal Subarea (1994)**

Beginning at the NW corner of NE  $\frac{1}{4}$  of Section 27, then, north to the SW corner of NE  $\frac{1}{4}$  of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of Section 27, then, north to the NW corner of the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 27, then west to the point of beginning.

**Amendment No. 1 Area to Unified Urban Renewal Subarea**

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way

of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW ¼ and SW ¼ of Section 14, T 79 E of the 5<sup>th</sup> PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW ¼ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW ¼ of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

## Amendment No. 2 Area to Unified Urban Renewal Subarea

Beginning at the NW corner of the NE  $\frac{1}{4}$  of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the  $\frac{1}{2}$  section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west  $\frac{1}{2}$  of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5<sup>th</sup> PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

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

The City of Eldridge, 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 the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined 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 No. 4 would add and/or confirm proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

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

Dated this 21st day of October, 2019.

Denise M. Benson  
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

RESOLUTION NO. 2019-30

RESOLUTION SETTING DATES OF A CONSULTATION AND  
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4  
TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN IN  
THE CITY OF ELDRIDGE, STATE OF IOWA

WHEREAS, by Resolution No. 93-35, adopted October 25, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Eldridge Urban Renewal Plan for the Eldridge Urban Renewal Area described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, this Council subsequently amended the Eldridge Urban Renewal Plan by the adoption of an amendment approved by Resolution No. 94-39, adopted December 5, 1994, which renamed the Eldridge Urban Renewal Area as the LeClaire Road Urban Renewal Area and designated the Blackhawk Trail Urban Renewal Plan for the Blackhawk Trail Urban Renewal Area described therein, and by the adoption of an amendment approved by Resolution No. 2000-12, adopted March 27, 2000, which described new urban renewal activities to be undertaken; and

WHEREAS, by Resolution No. 2012-17, adopted May 21, 2012, this City Council approved and adopted an Amendment No. 1 to the Eldridge Unified Urban Renewal Plan ("Plan" or "Urban Renewal Plan"), which, among other things, unified the LeClaire Road Urban Renewal Area and the Blackhawk Trail Urban Renewal Area, added property to the combined area, and renamed the combined area the Eldridge Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), which Plan has subsequently been amended two additional times, most recently in 2017; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

**Eldridge Urban Renewal Subarea (1993)**  
**Renamed LeClaire Road Urban Renewal Subarea (1994)**

Beginning at the NW corner of Lot 2, Lancer Park 7<sup>th</sup> Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE1/4 of the NW ¼ of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE ¼ of the SE ¼ of said Section 14; thence south along the west line of said NE ¼ of the SE ¼ of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE ¼ of SE ¼ of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1<sup>st</sup> Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a

point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13-79-3; thence easterly along the north line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

#### **Blackhawk Trail Urban Renewal Subarea (1994)**

Beginning at the NW corner of NE  $\frac{1}{4}$  of Section 27, then, north to the SW corner of NE  $\frac{1}{4}$  of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of Section 27, then, north to the NW corner of the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 27, then west to the point of beginning.

#### **Amendment No. 1 Area to Unified Urban Renewal Subarea**

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of Section 14, T 79 E of the 5<sup>th</sup> PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW  $\frac{1}{4}$  of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW  $\frac{1}{4}$  of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50

foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

#### **Amendment No. 2 Area to Unified Urban Renewal Subarea**

Beginning at the NW corner of the NE  $\frac{1}{4}$  of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the  $\frac{1}{2}$  section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west  $\frac{1}{2}$  of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5<sup>th</sup> PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of



Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

### **Amendment No. 3**

Did not add or remove land from the Area.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 4 adds no new land to the Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 4 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 4 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the October 29, 2019, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, at 10:00 A.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 4, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 4 TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on October 29, 2019, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan for the Eldridge Unified Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 21st day of October, 2019.

Denise M. Benson  
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 4 before the City Council at its meeting which commences at 7:00 P.M. on November 18, 2019, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the North Scott Press, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 4 TO THE ELDRIDGE UNIFIED  
URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN  
THE CITY OF ELDRIDGE, STATE OF IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 18, 2019 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 4 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, which contains the land legally described as follows:

**Eldridge Urban Renewal Subarea (1993)  
Renamed LeClaire Road Urban Renewal Subarea (1994)**

Beginning at the NW corner of Lot 2, Lancer Park 7<sup>th</sup> Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE 1/4 of the NW 1/4 of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE 1/4 of the SE 1/4 of said Section 14; thence south along the west line of said NE 1/4 of the SE 1/4 of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE 1/4 of SE 1/4 of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1<sup>st</sup> Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW 1/4 of the NW 1/4 of said Section 13-79-3; thence easterly along the north line of said SW 1/4 of the NW 1/4 of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW 1/4 of the NW 1/4 of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE 1/4 of the SE 1/4 of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

**Blackhawk Trail Urban Renewal Subarea (1994)**

Beginning at the NW corner of NE 1/4 of Section 27, then, north to the SW corner of NE 1/4 of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E 1/2 of NE 1/4 of Section 27, then, north to the NW corner of the E 1/2 of the NE 1/4 of Section 27, then west to the point of beginning.

**Amendment No. 1 Area to Unified Urban Renewal Subarea**

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way

of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of Section 14, T 79 E of the 5<sup>th</sup> PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW  $\frac{1}{4}$  of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW  $\frac{1}{4}$  of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

## Amendment No. 2 Area to Unified Urban Renewal Subarea

Beginning at the NW corner of the NE ¼ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the ½ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west ½ of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5<sup>th</sup> PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

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

The City of Eldridge, 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 the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined 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 No. 4 would add and/or confirm proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

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

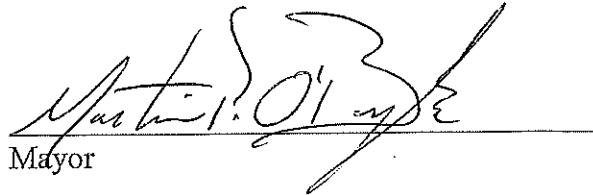
Dated this 21st day of October, 2019.

Denise M. Benson  
City Clerk, City of Eldridge, State of Iowa


(End of Notice)

Section 5. That the proposed Amendment No. 4, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 4 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 21<sup>st</sup> day of October, 2019.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*



**EXHIBIT 1**

**AMENDMENT NO. 4**  
to the  
**ELDRIDGE UNIFIED URBAN  
RENEWAL PLAN**  
for the  
**ELDRIDGE UNIFIED URBAN  
RENEWAL AREA**  
  
**CITY OF ELDRIDGE, IOWA**

**Amendment No. 1 to Unified Plan – 2012**  
**Amendment No. 2 to Unified Plan – 2016**  
**Amendment No. 3 to Unified Plan – 2017**  
**Amendment No. 4 to Unified Plan – 2019**

**AMENDMENT NO. 4**  
to the  
**ELDRIDGE UNIFIED URBAN RENEWAL PLAN**  
for the  
**ELDRIDGE UNIFIED URBAN RENEWAL AREA**  
**CITY OF ELDRIDGE, IOWA**

**INTRODUCTION**

The Eldridge Unified Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Eldridge Unified Urban Renewal Area (“Area” or “Urban Renewal Area”) was unified and amended in 2012, amended in 2016 and in 2017, and is now being further amended to add and/or confirm proposed urban renewal projects to be undertaken within the Urban Renewal Area by this Amendment No. 4 (“Amendment” or “Amendment No. 4”). This Amendment adds no new land to the Area and has no effect on the designation, base value or duration of the Plan or the Area.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

**DEVELOPMENT PLAN/ZONING**

The City has a general plan for the physical development of the City as a whole outlined in the Eldridge Comprehensive Land Use Plan, adopted in 2011, and revised in 2015 and 2016. The projects proposed in this Amendment are in conformity with the goals and land use policies established in the Eldridge Comprehensive Land Use Plan.

This Urban Renewal Plan, as amended, does not in any way replace the City’s current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in the Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

**PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous urban renewal projects were authorized prior to the date of this Amendment; and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

**ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 4)**

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Amendment include:

**1. Development Agreements**

**A. YMCA 28E Development Agreement.** The City expects to enter into a 28E development agreement for the development of a YMCA to be constructed on City-owned property in conjunction with the school district and/or YMCA. The completed project is expected to include a competition pool and family type pool(s) and cost approximately \$14,000,000. The City does not intend to use Tax Increment Financing in support of this project but may borrow approximately \$7,000,000 to support this project. Construction for this project is expected to be completed by 2022. This Amendment summary does not contain all of the terms and conditions to be included in the detailed 28E development agreement.

**B. Development Agreements:** The City expects to consider requests for Development Agreements for projects that are consistent with this Amendment, in the City’s sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Amendment, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$10,000,000.

**2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$20,000

**FINANCIAL DATA**

1.	July 1, 2019 constitutional debt limit:	\$32,731,243
2.	Current outstanding general obligation debt:	\$11,050,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 4) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving	

	<p>an urban renewal project or expense.</p> <p>Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects <b><u>to be reimbursed by Tax Increment Financing</u></b> as described above will be approximately as stated in the next column:</p> <p>Subject to the foregoing, it is estimated that the City may incur additional indebtedness that is not anticipated to be reimbursed by Tax Increment Financing in an approximate amount as stated in the next column:</p>	<p>\$10,020,000</p> <p>\$7,000,000</p> <p>These totals do not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p>
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**URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this plan. Such bonds are payable from the levy of unlimited ad valorem

taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

#### **EFFECTIVE PERIOD**

This Amendment No. 4 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council. This Amendment does not alter the duration of the use of incremental property tax revenues as set for the Plan, as previously amended.

#### **REPEALER AND SEVERABILITY CLAUSE**

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.

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CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF SCOTT

)

I, the undersigned City Clerk of the City of Eldridge, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 22nd day of October, 2019.

Denise M Benson  
City Clerk, City of Eldridge, State of Iowa

(SEAL)

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