

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED HENRY COUNTY HERSHEY HALL URBAN
RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL
AREA IN HENRY COUNTY, STATE OF IOWA

The Board of Supervisors of Henry County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on December 19, 2024 in the Henry County Courthouse, 100 E. Washington Street, Suite 202, Mount Pleasant, Iowa, to consider adoption of a proposed Henry County Hershey Hall Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Henry County, State of Iowa.

The Henry County Hershey Hall Urban Renewal Area is proposed to contain the land legally described as follows:

Parcel 3: (Hershey Hall/Hershey Hall West) (600 Jackson Street)
(420080912800100)

That part of Iowa Wesleyan College grounds that is bounded by the following streets: Broad; Broadway; Pearl and Jackson located in the City of Mt. Pleasant, Iowa.

EXCEPT

A parcel of ground in the City of Mt. Pleasant, Iowa, bounded on the West by Jackson Street, on the north by Broad Street, and on the east by Broadway Street, and more particularly described as follows: Commencing at an iron pin at the southeasterly corner of Outlot 43 of the City of Mt. Pleasant; thence South 00 degrees 00.0 minutes West, along the westerly line of Broadway Street, a distance of 40.4 feet to an iron pipe which is the POINT OF BEGINNING; thence, continuing along said line South 00 degrees 00.0 minutes West a distance of 330.0 feet to an iron pipe; thence North 88 degrees 08.0 minutes West a distance of 284.2 feet to an iron pipe on the Easterly line of Jackson Street; thence, along said line, North 00 degrees 16.5 minutes East a distance of 326.0 feet to an iron pipe on the southerly line of Broad Street; thence, along said line, South 88 degrees 56.0 minutes East a distance of 282.4 feet to the POINT OF BEGINNING containing 2.13 acres, more or less.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Mount Pleasant, Iowa.

Henry County, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to stimulate, through public involvement and commitment, private investment in low and moderate income residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to

encourage the further economic development of the Urban Renewal Area, the Plan 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. The County 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 County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the County 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 County. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

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 Board of Supervisors of Henry County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 3rd day of December 2024.

/s/ Robin Detrick
County Auditor, Henry County, State of Iowa

(End of Notice)