

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE Alleman Urban Renewal Area,
AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 7 p.m., at the City Hall, Alleman, Iowa, on October 9, 2023 the City Council of the City of Alleman, Iowa (the "City") will hold a public hearing on the question of designating as the Alleman Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, certain real property situated in the City of Alleman, Polk County, State of Iowa, more particularly described as follows:

Beginning at the Southwest corner of Section 14, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa;

Thence North, along the West line of said Section 14 to the North right-of-way line of NE 142nd Street;

Thence East, along said North right-of-way line of NE 142nd Street to the West line of a tract of land described in Book 12342, Page 155 in the Polk County Recorder's Office, in part of the Southwest Quarter of said Section 14;

Thence North and East, along the West and North lines of said tract to the West line of Parcel A as shown on the Plat of Survey recorded in Book 9088, Page 531 in the Polk County Recorder's Office, in part of the Southwest Quarter of the Southeast Quarter of said Section 14;

Thence North, along the West line of said Parcel A to the Northwest corner of said Parcel A;

Thence East, along the North line of said Parcel A to the Northeast corner of said Parcel A;

Thence South, along the East line of said Parcel A to said North right-of-way line of NE 142nd Street;

Thence East, along said North right-of-way line to the West line of a tract of land described in Book 8164, Page 40 in the Polk County Recorder's Office in part of said Southeast Quarter of Section 14;

Thence North, along the West line of said tract to the Northwest corner of said tract;

Thence East, along the North line of said tract to the Northwest corner of Leonard Subdivision, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence continuing East, along the North line of said Leonard Subdivision to the Northeast corner of said Leonard Subdivision;

Thence South, along the East line of said Leonard Subdivision to said North right-of-way line of NE 142nd Street;

Thence East, along said North right-of-way line of NE 142nd Street to the West line of the South 208.71 feet of the East 260.89 feet of the Southeast Quarter of said Section 14;

Thence North, along the West line of said South 208.71 feet of the East 260.89 feet of the Southeast Quarter of Section 14 to the Southwest corner of Parcel "C" as shown on the Plat of Survey recorded in Book 7823, Page 328 in the Polk County Recorder's Office, in said Southeast Quarter of Section 14;

Thence continuing North, along the West line of said Parcel "C" to the Northwest corner of said Parcel "C";

Thence East, along the North line of said Parcel "C" to the Northeast corner of said Parcel "C", said point being on the West line of the Southwest Quarter of Section 13, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa;

Thence continuing East, to the East right-of-way line of US Highway 69 (also known as NE 14th Street);

Thence South, along said East right-of-way line of US Highway 69 to the North line of the Northwest Quarter of Section 24, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa;

Thence continuing South, along said East right-of-way line of US Highway 69 a distance of 406.72 feet;

Thence West, to the Southeast corner of Parcel 2016-169 as shown on the Plat of Survey recorded in Book 16197, Page 585 in the Polk County Recorder's Office, in part of the Northeast Quarter of Section 23, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa;

Thence continuing West, along the South line of said Parcel 2016-169 to the West line of said Parcel 2016-169;

Thence North, along the West line of said Parcel 2016-169 to the South right-of-way line of said NE 142nd Street;

Thence West, along said South right-of-way line of NE 142nd Street to the East right-of-way line of NE 6th Court;

Thence South, along said East right-of-way line of NE 6th Court to the Northwest corner of Lot 7, Barnes Place, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence West, to the Northeast corner of Lot 14 in said Barnes Place;

Thence South, along the East line of said Lot 14, a distance of 20.00 feet;

Thence West, along a line 20.00 feet South of and parallel with the North line of said Lot 14 to the West line of said Barnes Place;

Thence South, along the West line of said Barnes Place to the Southwest corner of said Barnes Place, said point being on the East line of Parcel "H" as shown on the Plat of Survey recorded in Book 7482, Page 538 in the Polk County Recorder's Office, in part of the Northwest Quarter and in part of the Northeast Quarter of said Section 23;

Thence continuing South, along the East line of said Parcel "H" to the Southeast corner of said Parcel "H";

Thence West, along the South line of said Parcel "H" to the East right-of-way line of NE 6th Street;

Thence South, along said East right-of-way line of NE 6th Street to the North line of Alleman Country Club Estates Plat 3, and Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa

Thence East, along the North line of said Alleman County Club Estates Plat 3 to the West right-of-way line of said US Highway 69;

Thence North, along said West right-of-way line, 218 feet;

Thence East, 60.0 feet to the West line of the Southwest Quarter of said Section 24;
Thence continuing East, 478 feet;

Thence South, 418 feet to the North right-of-way line of NE 134th Street;

Thence East, along said North right-of-way line of NE 134th Avenue to the East line of the West Half of said Southwest Quarter of Section 24;

Thence South, 33 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa, said point being the Northeast corner of KM Addition, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence South, along the East line of said KM Addition to the Southeast corner of said KM Addition;

Thence West, along the South line of said KM Addition to the Southwest corner of said KM Addition, said point also being on the East line of the North 412.3 feet of the West 446.0 feet of said Northwest Quarter of Section 25;

Thence South, along the East line of said North 412.3 feet of the West 446.0 feet of the Northwest Quarter of Section 25 to the Northeast corner of Sievers Addition Plat 1, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence continuing South, along the East line of said Sievers Addition Plat 1 to the Southeast corner of said Sievers Addition Plat 1;

Thence West, along the South line of said Sievers Addition Plat 1 extended West to the East line of the Northeast Quarter of Section 26, Township 81 North, Range 24 West of the Fifth Principal Meridian, Polk County, Iowa;

Thence continuing West to the West right-of-way line of said US Highway 69;

Thence South, along said West right-of-way line of US Highway 69 to the Southeast corner of Crestview Acres, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence West, along the South line of said Crestview Acres to the Southwest corner of said Crestview Acres;

Thence North, along the West line of said Crestview Acres to the Northwest corner of said Crestview Acres;

Thence East, along the North line of said Crestview Acres to a point 615 feet West of the East line of said Section 26;

Thence North, along a line 615 feet West of and parallel with said East line of Section 26 to a point on the South line of Alleman Country Club Estates Plat 2, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence West, along the South line of said Alleman Country Club Estates Plat 2, to the West line of said Alleman Country Club Estates Plat 2;

Thence North, along the West line of said Alleman Country Club Estates Plat 2 to the Southeast corner of Meadow Pointe Estates, an Official Plat, now included in and forming a part of the City of Alleman, Polk County, Iowa;

Thence West, along the South line of said Meadow Pointe Estates to the Southwest corner of said Meadow Pointe Estates;

Thence North, along the West line of said Meadow Pointe Estates to the South right-of-way line of said NE 134th Avenue;

Thence West, along said South right-of-way line of NE 134th Avenue to the intersection of said South right-of-way line and the Southerly extension of the West right-of-way line of NE 6th Street;

Thence North, along said Southerly extension of the West right-of-way line of NE 6th Street to the South line of the Southwest Quarter of said Section 23;

Thence continuing North, along said West right-of-way line to the South line of the North 100 feet of the South 1262.8 feet of the West 200 feet of the East 278 feet in said Southwest Quarter of Section 23;

Thence West, along the South line of said North 100 feet of the South 1262.8 feet of the West 200 feet of the East 278 feet to the Southwest corner thereof;

Thence North, along the West line of said North 100 feet of the South 1262.8 feet of the West 200 feet of the East 278 feet to the Northwest corner thereof;

Thence East, along the North line of said North 100 feet of the South 1262.8 feet of the West 200 feet of the East 278 feet to said West right-of-way line of NE 6th Street;

Thence North, along said West right-of-way line to the South line of the North 242 feet of the East 462 feet of said Southwest Quarter of Section 23;

Thence West, along the South line of said North 242 feet of the East 462 feet to the Southwest corner thereof;

Thence North, along the West line of said North 242 feet of the East 462 feet to the South line of the Northwest Quarter of said Section 23;

Thence West, along the South line of said Northwest Quarter of Section 23 to the thread line of Four Mile Creek;

Thence Northwesterly along said thread line of Four Mile Creek to a point on the South line of a tract of land described in Book 15645, Page 697 in the Polk County Recorder's Office, in part of said Northwest Quarter of Section 23;

Thence West, along said South line to the West line of said Northwest Quarter of Section 23;
Thence North, along said West line to the point of beginning.

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: eliminating and preventing conditions of blight, 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 using tax increment financing to pay the costs of the construction of street improvements.

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.

Shari Buehler
City Clerk