

**NOTICE OF PUBLIC HEARING TO CONSIDER
APPROVAL OF PROPOSED AMENDMENT NO. 8 TO THE
WEST BRANCH URBAN RENEWAL PLAN FOR THE
WEST BRANCH URBAN RENEWAL AREA IN THE
CITY OF WEST BRANCH, IOWA.**

The **Planning and Zoning Commission** of the City of West Branch, Iowa, will hold a public hearing before itself at its meeting which commences at **7:00 o'clock P.M. on May 27th, 2025** in the Council Chambers, City Hall, West Branch, Iowa to consider adoption of the proposed Amendment No. 8 to the Amended and Restated West Branch Urban Renewal Plan (the "Plan").

Amendment No. 8 proposed to add the following area to the West Branch Urban Renewal Area to be designated as a slum and blight area:

Beginning at the SW corner of Lot 14, Parkside Hills, West Branch, Iowa; thence north along said west line of said Lot 14 to the south right-of-way line of Elm Street; thence east along the southerly right-of-way line of Elm Street to a point south of the SE corner of Unit 3B of Lot 3, Parkside Hills, West Branch, Iowa; thence west of the SE corner of Outlot A, Cookson Subdivision, West Branch, Iowa; thence north along the east side of said Outlot A to the north right-of-way line of Cookson Street; thence east along the north right-of-way line of Cookson Street to the SW corner of Lot 1, Stoolman's 1st Addition to West Branch; thence north to the NE corner of Lot 18 in Block 4, I.W. Haines to West Branch; thence west to the NW corner of Lot 11 in Block 4 in said Haines Addition; thence north to the SE corner of Lot M of Block 1 of Lot B in I.W. Haines Addition; thence east to the SE corner of Lot N of Block 1 of Lot B of said I.W. Haines Addition; thence north to the north right-of-way line of Beranek Drive; thence west along the north right-of-way line of Beranek Drive to the west right-of-way line of 2nd Street; thence north to the NW corner of Lot F of Block 1 of Lot B of said I.W. Haines Addition; thence east to the NW corner of Lot C of Block 1 of Lot B of said I.W. Haines Addition; thence northwesterly along the west line of Lot A in Blocks 14 and 21, West Branch, Cedar County, Iowa, to a point of the south right-of-way line of Main Street; thence east along the south right-of-way line of Main Street to the NE corner of Lot 35 in Block 8, Townsend's Division of West Branch, Iowa; thence south to the SE corner of Lot 75 in said Block 8; thence west to the SW corner of Lot 74 in said Block 8; thence south to a point on the north right-of-way line of Water Street; thence west to the west right-of-way line of the abandoned C.R.I. & P Railroad; thence along said east line of said abandoned railroad to a point west of the south line of the property described in Book 234 at Page 173, Records of Cedar County, Iowa; thence east to the south point of said property described in Book 234 at Page 173; thence north along the east line of the property described in Book 234 at Page 173 to a point on the south right-of-way line of Water Street; thence east along to the south right-of-way line to the terminus of Water Street; thence south to the SW corner of that certain property described in Book 530 at Page 262, Records of Cedar County, Iowa; thence southeasterly along the westerly line of the property described in Book 319, Page 109, Records of Cedar County, Iowa, to a point on the corporate limits of the City of West Branch; thence south along said corporate limits to its intersection with the north right-of-way line of Interstate 80; thence west along said north right-of-way line of Interstate 80 to the point of beginning.

Amendment No. 8 also proposes to add the following projects to the Urban Renewal Plan:

Development Agreement for the redevelopment portions of Parkside Hills, West Branch, Iowa, with up to 75% of incremental tax revenue rebates;

The Planning and Zoning Commission will be reviewing the amendments to the West Branch Urban Renewal Area and Plan to ensure that the plan complies with the comprehensive plan for the City of West Branch. The Commission will forward its recommendations on said Amendment No. 8 to the West Branch City Council.

A copy of the proposed Amendment No. 8 to the Amended and Restated Urban Renewal Plan is available for review in the Office of the City Clerk.

The City Council invites any and all written comments or comments at the hearing on June 2nd, 2025.

This notice is given by notice of the City Council pursuant to Section 403.5 of the Code of Iowa.

/s/ Leslie Brick, City Clerk