

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 6 TO THE AMENDED AND
RESTATED TWIN RIVERS URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN THE CITY OF KEOKUK, STATE OF
IOWA

The City Council of the City of Keokuk, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:30 P.M. on June 17, 2021 in the Keokuk School District Office, 500 N. 20th Street, Keokuk, Iowa, to consider adoption of a proposed Amendment No. 6 to the Amended and Restated Twin Rivers Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Keokuk, State of Iowa.

Amendment No. 6 removes the following land from the Urban Renewal Area, which land comprised the Downtown Urban Renewal Area prior to the consolidation in 2008 and has been referred to as the Downtown Urban Renewal Subarea after the consolidation:

Beginning at the intersection of the city boundary line in the Mississippi River and Blondeau Street extended, thence Northwesterly along the centerline of Blondeau Street to its intersection with North 1st Street, thence Southwesterly along the centerline of North 1st Street to its intersection with the centerline of the alley, extended, in Block 12, Original City of Keokuk, thence Northwesterly along the centerline line of the alleys extended in Blocks 12 and 27, Original City of Keokuk, to its intersection with the centerline of North 3rd Street, thence Northeasterly along the centerline of North 3rd Street to its intersection with the centerline of Concert Street, thence Northwesterly along the centerline of Concert Street to its intersection with the centerline of North 4th Street, thence Southwesterly along the centerline of North 4th Street to its intersection with the alley extended in Block 38, Original City of Keokuk, thence Northwesterly along the centerline of the alleys in Block 38, 63 and 95, Original City of Keokuk, extended, to its intersection with the centerline of North 7th Street, thence Southwesterly along the centerline of North 7th Street to its intersection with the centerline of the alley, extended, in Block 106, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 106 to its intersection with the centerline of North 8th Street, thence Northeasterly along the centerline of North 8th Street 50 feet to the Southwesterly boundary of the Lot line dividing Lot 1, Block 125, Original City of Keokuk, thence Northwesterly, 50 feet to the Northeasterly boundary of Lot 1, Block 125, Original City of Keokuk, thence Southwesterly 50 feet to the centerline of the alley in Block 125, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 125, Original City of Keokuk, to its intersection with the centerline of North 9th Street, thence Northeasterly to its intersection with the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to the centerline of Fayette Square fronting on Blondeau Street, thence Southwesterly to the centerline of the alley in Fayette Square, thence Northwesterly along the centerline of the alley in Fayette Square and the alleys extended in Blocks 155 and 168, Original City of Keokuk, to its intersections with the centerline of North 12th Street, thence Northeasterly along the centerline of North 12th Street to its intersection of the centerline of Blondeau Street, thence Northwesterly along the centerline of Blondeau Street to its intersection with the centerline of North 13th Street, thence Southwesterly along the centerline of North 13th Street to its intersection with the alley extended in Block 200, Original City of Keokuk, thence Northwesterly along the centerline of the alley in Block 200, Original City of Keokuk, to its intersection with the centerline

of North 14th Street, thence Southwesterly along the centerline of 14th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection of the centerline of South 13th Street, thence Southwesterly to its intersection with the alley extended in Block 182, Original City of Keokuk, thence Southeasterly along the centerline of the alley in Block 182, Original City of Keokuk, to its intersection with the centerline of South 12th Street, thence Northeasterly along the centerline of South 12th Street to its intersection with the centerline of Johnson Street, thence Southeasterly along the centerline of Johnson Street to its intersection with the centerline of South 4th Street, thence Southwesterly along the centerline of South 4th Street to the centerline of Exchange Street, thence Southeasterly along the centerline of Exchange Street to its intersection with the centerline of South 2nd Street, thence Southwesterly along the centerline of South 2nd Street to its intersection with the centerline of Bank Street, thence Southeasterly along the centerline of Bank Street to its intersection with the centerline of South 1st Street, thence Southwesterly along the centerline South 1st Street to its intersection with Des Moines Street extended, thence Southeasterly along the centerline of Des Moines Street to its intersection with the city boundary line in the Mississippi River, thence Northeasterly along the city boundary line in the Mississippi River to point of beginning

EXCEPT the following portion of the Downtown Urban Renewal Subarea which shall remain part of the Twin Rivers Urban Renewal Area and may continue to be referred to as the Downtown Urban Renewal Subarea:

Lot 3 and the Easterly 21 Feet of Lot 4, Block 93, Original City of Keokuk, Lee County, Iowa

And

The full right of way for Main Street from 6th Street to 7th Street, including the intersections with each, and the full right of way for 6th Street from Main Street to Johnson Street including the intersections with each.

Note: the following portion of the Downtown Urban Renewal Subarea was previously removed from the Twin Rivers Urban Renewal Area by Amendment No. 2 to the Amended and Restated Twin Rivers Urban Renewal Plan in 2016 and was placed in a separate urban renewal area – the Keokuk Senior Lofts Urban Renewal Area:

Beginning at the west corner of lot 7, Fayette Square, City of Keokuk, Lee County, Iowa; thence northeasterly one-hundred and sixty feet (160') to the west corner of lot 6, thence southeasterly three hundred feet (300') to the south corner of lot 1, thence southwesterly one hundred and sixty feet (160') to the south corner of lot 12, thence northwesterly three hundred feet (300') and to the point of beginning.

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

The City of Keokuk, 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 economic development and to rehabilitate, conserve and redevelop land, buildings and other

improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified 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 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. 6 would remove land from 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 Keokuk, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 20th day of May, 2021.

Jean Ludwig
City Clerk, City of Keokuk, State of Iowa

(End of Notice)