

**NOTICE OF A PUBLIC HEARING ON DESIGNATION OF EXPANDED
MITCHELL COUNTY URBAN RENEWAL AREA, AND ON PROPOSED
URBAN RENEWAL PLAN AMENDMENT**

Notice Is Hereby Given: That at 8:45 a.m., at the Mitchell County Courthouse, Osage, Iowa, on October 21, 2025, there will be conducted a public hearing on the question of designating an expanded Mitchell County Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, by the addition of the property situated in Mitchell County, Iowa more particularly described as follows:

Stacyville Daycare

The East Four Hundred Twenty-Two (422) Feet of the South Nine (9) Rods of the West Three-Fourths ($W \frac{3}{4}$) of the North One-Half ($N \frac{1}{2}$) of the Northeast Quarter ($NE \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$); and the North Twenty (20) Feet of the East Four Hundred Twenty-two (422) Feet of the South Forty (40) Rods of Lot Three (3) in the Northwest Quarter ($NW \frac{1}{4}$); and Lot Nos. Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), and except the West Eighteen and Forty-four One Hundredths (18.44) Feet, thereof, Lot Twenty-six (26), Block Two (2), Sedlacek and Hill Addition to Stacyville, Iowa, all being in the Northwest Quarter ($NW \frac{1}{4}$) Section No. Thirty-one (31), Township No. One Hundred (100) North, Range No. Sixteen (16) West of the Fifth Principal Meridian;

AND

Faith Lutheran Home-Osage

A parcel of land described as commencing at a point on the half section line 448 feet west of the Northeast corner of the Northwest Quarter of the Southwest Quarter ($NW \frac{1}{4} SW \frac{1}{4}$) of Section Twenty-five (25), Township Ninety-eight (98) North, Range Seventeen (17) West of the 5th P.M., thence South 645.33 feet, thence East 540 feet, thence North 645.33 feet, to the said half section line, thence West 540 feet, to the place of beginning, and containing 8 acres.

EXCEPT

A parcel of land described as: Commencing at a point 448 feet west and 395.33 south of the northeast corner of the Northwest Quarter of the Southwest Quarter ($NW \frac{1}{4} SW \frac{1}{4}$) of Section No. Twenty-five (25), Township No. Ninety-eight (98) North, Range Seventeen (17) West of the 5th P.M., which is the point of beginning, thence East 200 feet, thence south 250 feet, thence west 200 feet, thence north 250 feet to the point of beginning;

AND

City of Mitchell

Commencing at the SE corner of Lot 20, West 84 feet, North 90 feet, East 84 feet, South to the point of beginning, all in Block 22 of Cady’s Addition, City of Mitchell, Iowa;

AND

Road Descriptions:

City of Mitchell

Commercial Steet, following the north ROW commencing at the Point of Beginning of the SW corner of Lot 5, Block 5, thence northwesterly (approx. 825.18') to the CL of Main Street (vacated). Main Street (vacated), commencing at the Point of Beginning of the CL of Commercial Street, thence W (approx. 85.00') along the CL of Main Street (vacated), thence SW (approx. 40.00') to Mitchell County Conservation Parcel Number 10-08-327-005 (Legal Description – WESTERN ADD LOTS 1-6 & PAR Z BLK 3). Arch Street, following the W ROW commencing at the Point of Beginning of the NE corner of Lot 10, Block 2, thence southwesterly (approx. 231.80') to the SE corner of Lot 1, Block 2.

Main Street, following CL commencing at the Point of Beginning from the CL of English Street and CL of Hickory Avenue, thence (approx. 3,740.06') northerly, northeasterly, and east to the CL intersection of Main Street and CL intersection of Hunt Street. Hunt Street, following CL commencing at the Point of Beginning from the CL of Main Street and CL of Hunt Street, thence north (approx. 512.37') to the CL intersection of Hunt Street and CL intersection of Pearl Street. Pearl Street, following CL commencing at the Point of Beginning from the CL of Hunt Street and CL of Pearl Street, thence east (approx. 336.06') to the CL intersection of Pearl Street and CL intersection of Van Buren Street. Van Buren Street, following CL commencing at the Point of Beginning from the CL intersection of Pearl Street and CL intersection of Van Buren Street, thence (approx. 5,128.20') east, southeast, and south to the CL intersection of Van Buren Street and CL intersection of 385th Street.

City of Osage

Following CL of Heritage Drive, commencing at the Point of Beginning of the southwest corner of the Legal Description E540' OF W 1412' OF N645.33' of SW ¼ EX 200' x 250' IN SW COR & EX 50' x 50' IN SE COR, then east (approx. 1,676.86') to the CL of 350th Street.

City of Stacyville

Church Street, following CL commencing at the Point of Beginning from the CL intersection of Albion Street and CL intersection of Church Street, thence east (approx. 991.48') to the CL intersection of Church Street and CL intersection of Broad Street. Broad Street, following CL commencing at the Point of Beginning from the CL intersection of Church Street thence north (approx. 381.30') to the CL intersection of Broad Street and CL intersection of Monument Avenue.

The subject matter of the public hearing will also include a proposed amendment to the urban renewal plan for the Urban Renewal Area covering the territory identified above, pursuant to Chapter 403, Code of Iowa, a copy of which amendment is on file for public inspection in the office of the County Auditor.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment also authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of undertaking County campground and recreational improvements; (b) providing an economic development grant to Stacyville Kids Care, Inc. in

connection with the construction of a new daycare; (c) providing an economic development grant to Faith Lutheran Home in connection with the addition of a new wing to its existing nursing home facility; (d) providing an economic development grant to the City of Mitchell in connection with the construction of a new city hall and public works building; (e) and providing tax increment financing to Mitchell County Historical Society in connection with the construction of a new historical museum.

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.

Rachel Foster
County Auditor