

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 1 TO THE URBAN
RENEWAL PLAN FOR THE SABULA URBAN RENEWAL
AREA IN THE CITY OF SABULA, STATE OF IOWA

The City Council of the City of Sabula, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:30 P.M. on December 23, 2025 in the Council Chambers, City Hall, 411 Broad Street, Sabula, Iowa, to consider adoption of a proposed Amendment No. 1 to the Urban Renewal Plan (the "Amendment") concerning the Sabula Urban Renewal Area in the City of Sabula, State of Iowa.

The Sabula Urban Renewal Area contains the land legally described as follows:

All real property situated within the incorporated limits of the City of Sabula, Jackson County, State of Iowa.

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

The City of Sabula, 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 City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. 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. 1 would add to the list of proposed urban renewal projects and update the description of previously approved urban renewal project(s) to be undertaken within

the Urban Renewal Area. The proposed Amendment adds no new land to 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 Sabula, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 25th day of November, 2025.

City Clerk, City of Sabula, State of Iowa

(End of Notice)