

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED Van Meter Urban Renewal Area AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 p.m., at the Van Meter United Methodist Church, 100 Hazel Street, Van Meter, Iowa, on January 13, 2025, the City Council of the City of Van Meter will hold a public hearing on the question of amending the urban renewal plan (the “Plan”) for the Van Meter Urban Renewal Area and designating an expanded Van Meter Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, by adding and including all certain real property situated in the City of Van Meter, Dallas County, State of Iowa, more particularly described as follows:

Commencing at the north quarter corner of Section 34, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian; thence East along the north line of the northeast quarter of said Section 34 to the northeast corner of said Section 34; thence East along the north line of the west one-half of the northwest quarter of Section 35, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian to the northeast corner of the west one-half of the northwest quarter of said Section 35; thence South along the east line of the west one-half of the northwest quarter of said Section 35 to the southeast corner of the west one-half of the Northwest of said Section 35; thence East along the north line of the northeast quarter of the southwest quarter of said Section 35 to the northeast corner of the northeast quarter of the southwest quarter of said Section 35; thence South along the east line of the northeast quarter of the southwest quarter of said Section 35 to the southeast corner of the northeast quarter of the southwest quarter of said Section 35; thence West along the south line of the northeast quarter of the southwest quarter of said Section 35 to the southwest corner of the northeast quarter of the southwest quarter of said Section 35; thence South along the east line of the southwest quarter of the southwest quarter of said Section 35 to the southeast corner of the southwest quarter of the southwest quarter of said Section 35; thence West along the south line of the southwest quarter of the southwest quarter of said Section 35 to the southwest corner of said Section 35; thence West along the south line of the southeast quarter of the southeast quarter of Section 34, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian to the southwest corner of the southeast quarter of the southeast quarter of said Section 34; thence North along the west line of the southeast quarter of the southeast quarter of said Section 35 to the northwest corner of the southeast quarter of the southeast quarter of said Section 34; thence North along the west line of the northwest quarter of the southeast quarter of said Section 34 to a point located 340 feet south of the northwest corner of the northeast quarter of the southeast quarter of said Section 34; thence East a distance of 100 feet; thence North a distance of 300 feet; thence west a distance of 100 feet to a point on the west line of the northeast quarter of the southeast quarter of said Section 34; thence North along the west line of the northeast

quarter of the southeast quarter of said Section 34 a distance of 40 feet to the northwest corner of the northeast quarter of the southeast quarter of said Section 34; thence West along the south line of the northeast quarter of said Section 34 to the Center of said Section 34; thence North along the west line of the northeast quarter of said Section 34 to the Point of Beginning.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Microsoft Corporation (the "Company") in connection with the construction by the Company of a new regional data center campus; and (b) using tax increment financing to pay the costs of the redevelopment of an existing building for use as a new municipal building including a fire station, police station and library. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections at the Van Meter City Hall, 310 Mill Street, PO BOX 160, Van Meter, IA 50261 or via electronic mail to [jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov) or comments and may be heard orally with respect to the subject matters of the hearing.

Jessica Drake  
City Clerk