

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 1 TO THE UNION COUNTY WIND
FARM URBAN RENEWAL PLAN FOR AN URBAN RENEWAL
AREA IN UNION COUNTY, STATE OF IOWA

The Board of Supervisors of Union County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on May 14, 2025 in the Board of Supervisors Room, Union County Courthouse, 300 North Pine Street, Creston, Iowa, to consider adoption of a proposed Amendment No. 1 to the Union County Wind Farm Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Union County, State of Iowa.

The Union County Wind Farm contains the land legally described as follows:

The Urban Renewal Area includes the following turbines:

Turbine #	County	Section	Township	Range	Township
5	Union	6	73	31	Spaulding
6	Union	6	73	31	Spaulding
7	Union	5	73	31	Spaulding
8	Union	5	73	31	Spaulding
9	Union	4	73	31	Spaulding
11	Union	3	73	31	Spaulding
12	Union	2	73	31	Spaulding
16	Union	6	73	30	Lincoln
17	Union	6	73	30	Lincoln
18	Union	3	73	30	Lincoln
19	Union	3	73	30	Lincoln
20	Union	2	73	30	Lincoln
26	Union	7	73	31	Spaulding
27	Union	8	73	31	Spaulding
28	Union	8	73	31	Spaulding
29	Union	9	73	31	Spaulding
30	Union	9	73	31	Spaulding
31	Union	10	73	31	Spaulding
34	Union	7	73	30	Lincoln
37	Union	18	73	31	Spaulding
38	Union	18	73	31	Spaulding
42	Union	19	73	31	Spaulding
43	Union	19	73	31	Spaulding
44	Union	20	73	31	Spaulding
53	Union	30	73	31	Spaulding
54	Union	30	73	31	Spaulding
55	Union	29	73	31	Spaulding
56	Union	29	73	31	Spaulding
57	Union	29	73	31	Spaulding

58	Union	28	73	31	Spaulding
59	Union	28	73	31	Spaulding
60	Union	28	73	31	Spaulding
77	Union	6	72	31	Douglas
78	Union	6	72	31	Douglas

AND

The access easements/driveways connecting each of the above turbines to public road right-of-way

AND

Full Rights-of-Way of the Following Roads:

- Adams-Union Ave from Adair-Union St to 110th St
- Adams-Union Ave from 140th St to 170th St
- Adams-Union Ave from 180th St to end of road
- Adams-Union Ave from 190th St to Hwy 34
- Beechwood Ave from Adair-Union St to 170th St
- 180th from Adams-Union to Monroe Ave
- Monroe Ave from 170th St to 180th St
- Monroe Ave from Cromwell Rd to 190th St
- 181st St from county line to Cromwell Rd
- Burr Oak Ave from 130th to end of road
- Clover Ave from Adair-Union St to 110th St
- Clover Ave from 120th St to 140th St
- Clover Ave from 150th St to 190th St
- Dogwood Ave from 170th to end of road
- Eagle Ave from 110th St to 120th St
- Eagle Ave from 140th St to 150th St
- Green Valley Rd from Adair-Union St to Creston city limits
- Cherry St Rd from Adair-Union St to Creston city limits
- Osage St from 120th St to Hwy 34
- Hawk Ave from 110th St from 120th St
- Iris Ave from 150th St to 160th St
- Iris Ave from 170th St Hwy 34
- Ivy Ave from Adair-Union St to REA Rd
- Jaguar Ave from end of road to Hwy 34
- Joshua Ave from Adair-Union St to REA Rd
- Kingfisher Ave from 110th to REA Rd
- Lark Ave from Adair-Union St to REA Rd
- Minnow Ave from Adair-Union St to REA Rd
- Adair-Union St from Quebec Ave to Minnow St
- 110th St from Adams-Union Ave to Minnow St
- 120th St from Adams-Union county line to Green Valley Rd
- 120th St from Osage St to Ivy Ave
- 127th St from Kingfisher Ave to end of road
- 130th St from end of road to Green Valley State Park
- 130th St from Green Valley State Park Entry way to Green Valley Rd

REA Rd from Cherry St to Minnow Ave
140th St from Adams-Union Ave to Cherry St Rd
140th St from Osage St to Jaguar Ave
145th St from Osage to end of road
150th St from Adams-Union Ave to Green Valley Rd
150th St from Cherry St Rd to 12-Mile Lake Area
160th from end of road to Hwy 25
160th from Osage St to Jaguar Ave
170th St from Adams-Union Ave to Dogwood Ave
170th St from Iris Ave to Jaguar Ave
Cromwell Rd from 180th St to Hwy 34
190th St from Adams-Union Ave to Hwy 34

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Union County Courthouse, Creston, Iowa.

Union County, 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 the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined 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 County 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 County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County 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 County. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

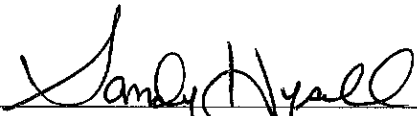
The proposed Amendment No. 1 would update the descriptions of previously approved urban renewal projects and identify additional proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

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 Board of Supervisors of Union County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 25th day of April, 2025.



County Auditor, Union County, State of Iowa

(End of Notice)

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