

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF WINDSOR HEIGHTS, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED SECOND AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE CITY OF WINDSOR HEIGHTS, STATE OF IOWA

The City of Windsor Heights, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 o'clock A.M. on December 16, 2015, at the City Hall, 1145 66th Street, Suite 1, Windsor Heights, Iowa concerning a proposed Second Amended and Restated Urban Renewal Plan, a copy of which is attached hereto.

As set forth in Iowa Code §403.5, each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Windsor Heights, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Second Amended and Restated Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Windsor Heights, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 8th day of December, 2015.

Brett Klein, City of Windsor Heights, State of Iowa

**NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED
SECOND AMENDED AND RESTATED URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN THE CITY OF WINDSOR HEIGHTS, STATE OF
IOWA**

The City Council of the City of Windsor Heights, State of Iowa, will hold a public hearing at its meeting which commences at 6:00 o'clock P.M. on January 12, 2016, in the Council Chambers, City Hall, 1133 66th Street, Windsor Heights, Iowa, to consider adoption of a proposed Second Amended and Restated Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Windsor Heights, State of Iowa, generally depicted in the map, attached hereto as Exhibit A, which shows land that will be removed, and land that is to be included as part of this amended Urban Renewal Area.

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

The City of Windsor Heights, 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 through 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, and 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 Plan. To accomplish the objectives of the Plan, 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 of the 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 Amendment, as amended, 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 provides that the Plan may be amended from time to time.

The proposed Second Amended and Restated Plan would remove certain lands from Urban Renewal Area and add and/or confirm the proposed urban renewal projects to be

undertaken within the Urban Renewal Area and to add certain real estate 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 Windsor Heights, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 8th day of December, 2015.

Brett Klein, City of Windsor Heights, State of Iowa