

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2026
GEORGE REDEVELOPMENT URBAN RENEWAL AREA, AND ON
PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 5:00 p.m., at the Community Room, 115 S Main St, George, Iowa, on June 10, 2026, the City Council of the City of George, Iowa (the “City”) will hold a public hearing on the question of designating as the 2026 George Redevelopment Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, certain real property situated in the City, described as follows:

Certain real property situated in the City of George, Lyon County, State of Iowa bearing Lyon County Property Tax Parcel Identification numbers 410000035712000; 410000056300000; 410000020600000; 410000028600000; 410000065910100; 410000065910200; 410000065910300; 410000055740000; 410000055730000; and 410000056200000;

And

Certain real property situated in the City of George, Lyon County, State of Iowa, bounded by the following rights-of-way:

Beginning at the east right-of-way line of Virginia Street at the point at which it intersects the south right-of-way line of Calumet Avenue; thence north along said east right-of-way line of Virginia Street to a point at which it intersects the south right-of-way line of Dakota Avenue; thence east along said south right-of-way line of Dakota Avenue to a point at which it intersects with the east right-of-way line of N Washington Street; thence north along said east right-of-way line of N Washington Street to a point at which it intersects with the north right-of-way line of First Avenue N; thence west along said north right-of-way line of First Avenue N to a point at which it intersects with the west right-of-way line of Kennedy Avenue; thence south along said west right-of-way line of Kennedy Avenue to a point at which intersects with the north right-of-way line of Lacour Street; thence west along said north right-of-way line of Lacour Street to a point at which it intersects with the west right-of-way line of Baldwin Street; thence south along said west right-of-way of Baldwin Street to a point at which it intersects with the north right-of-way line of Dakota Avenue; thence west along said north right-of-way line of Dakota Avenue to a point at which it intersects with the west right-of-way line of Croghan Street; thence southeast along said west right-of-way of line of Croghan Street to a point at which it merges with Hamilton Street, thence south along the west right-of-way line of Hamilton Street to a point at which it intersects with the south right-of-way line of Calumet Avenue; thence east along said south right-of way line of Calumet Avenue to the point of beginning;

And

All of the public right-of-way of W Indiana Avenue lying within the corporate city limits of the City of George, Lyon County, State of Iowa;

And

All of the public right-of-way of W Ohio Avenue lying within the corporate city limits of the City of George, Lyon County, State of Iowa;

And

All of the public right-of-way of Dakota Avenue lying within the corporate city limits of the City of George, Lyon County, State of Iowa;

And

All of the public right-of-way of Oak Street lying within the corporate city limits of the City of George, Lyon County, State of Iowa;

And

All of the public right-of-way of Calmuet Avenue lying within the corporate city limits of the City of George, Lyon County, State of Iowa.

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

The general scope of the proposed urban renewal plan (the “Plan”), as more specifically described therein, includes eliminating and preventing conditions of blight; increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial projects to be undertaken under the Plan will consist of (i) providing tax increment financing support to George Community Development Corporation in connection with the conveyance of certain real property for the development by a private developer of a bar/restaurant; (ii) providing tax increment financing support to George Community Development Corporation in connection with the conveyance of certain real property for the development by Platinum Investments, LLC of housing affordable to families of low and moderate income; and (iii) using tax increment financing to pay the costs of the City’s Blight Alleviation and Demolition Program.

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.

Loralye Wibben
City Clerk

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