

**CASCADE PLANNING & ZONING COMMISSION MEETING**  
**PUBLIC NOTICE & AGENDA**  
**THURSDAY, OCTOBER 19, 2023**  
**6:00PM**

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Thursday, October 19, 2023 at 6:00 PM in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> Ave W, Cascade, IA 52033. Any visual or hearing- impaired persons or persons with special accessibility needs should contact the City Clerk at 563-852-3114 prior to the meeting.

1. Call to Order
2. Roll Call
3. Approve the Agenda
4. Annual Appointment of Chairperson and Vice-Chairperson
5. Meeting Minutes – Review & approve the June 1, 2023 minutes
6. Consideration on Recommendation to the City Council on Final Plat of Oak Hill #18, Condominiums on Mulberry Drive
6. Consideration on Recommendation to the City Council on the Urban Renewal Plan Amendment for the Cascade Urban Renewal Area
7. Adjournment



## October 19, 2023 Agenda

To: Planning and Zoning Commission  
From: Lisa Kotter, City Administrator  
Date: October 13, 2023  
Re: October 19 agenda items

### *Chair and Vice-Chair*

The City Council confirmed all P&Z members that were up to be reappointed to the Commission. Therefore this meeting is the first one of the Commission’s “new year”. City Code is below.

**Selection of Officers.** The Commission shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson, who shall perform all the duties of the Chairperson during the Chairperson’s absence or disability.

### *Plat*

The Beck Construction and B&L Construction condos on Mulberry Drive are currently on one parcel. The first person interested in purchasing one of the units has made an offer. The request is to separate them into 6 lots right away. You will recall we changed the zoning code for lot sizes when there are interior condo units. These proposed sizes all comply with those minimums. I have included that ordinance.

### *Urban renewal Plan Amendment*

The City Council discussed earlier this year about a plan to amend our Urban Renewal Plan to include some projects and developments.

Our attorneys at Dorsey and Whitney are working on this so that we can capture any tax value included this calendar year we are close to ending.

The projects that are proposed are:

Reconstruction of Highway 136

Roso Reconstruction project, 109 1<sup>st</sup> Avenue West

Nick Jeanette Callahan Warehouse and Recreational Facility, Industrial Street

Brewery Building Sewer upgrade on Buchanan St SW

Charging some Administrative Time, Administrator, Clerk and Director of Community and Business Promotion to TIF

Please review the proposed plan in your packet for more details on each project.

PLANNING & ZONING COMMISSION MEETING  
THURSDAY, JUNE 1, 2023  
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, June 1, 2023, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> Ave W, Cascade, IA 52033. Present: Moriarity, Conlin, Steffen, Kerper, Otting and Moran.

A motion by Moran, second by Steffen to approve the agenda as presented. Motion carried, ayes.

Motion Conlin, second Moran to approve the February 16, 2023 minutes. Motion carried unanimously.

Motion Steffen, second Moran to open the public hearing on the R2, R3, R4 zoning code change as it relates to zero lot line structures, such as condos. Motion carried, all aye.

No one from the public appeared at the hearings. Kotter explained that the code does not currently list setbacks in R3 for these types of structures, even though it is allowed. In addition, there is no code that defines a circumstance where one structure is allowed that is in a three or four plex and has other structures on both sides. The recommendation from the Commission is for all three Districts R2, R3, R4 to have 50ft lot line width if it is an exterior structure and has an open side yard and only 40 ft for the interior buildings that have a structure on both sides. The setbacks are recommended to be the same for R3 as for R2 and R4 which is 8 ft sides, and 25 ft for front, rear and side street.

Motion Kerper, second Otting to close the public hearing. Motion carried, all aye.

Motion Conlin, second Otting to recommend to the City Council the change to the current zoning code as listed above. Motion carried, all ayes.

Motion Steffen, second Conlin to adjourn at 6:35pm. Motion carried.

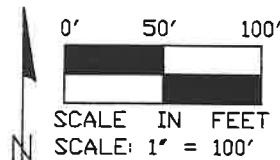
Lisa A. Kotter  
City Administrator

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032, PH:(563) 879-4173

**Index Legend**  
 Location: Oak Hill No. 18, Cascade  
 Requestor: Mike Beck  
 Proprietor: Beck Construction, Inc.  
 Surveyor: Michael J. Weber  
 Surveyor Company: Weber Surveying, LLC  
 & Return To: 26789 46th AVE  
 Bernard, IA 52032

# FINAL PLAT of OAK HILL NO. 18 in the City of Cascade, Iowa

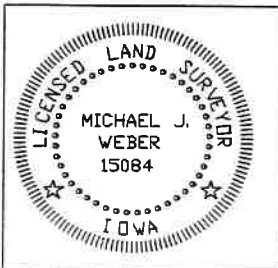
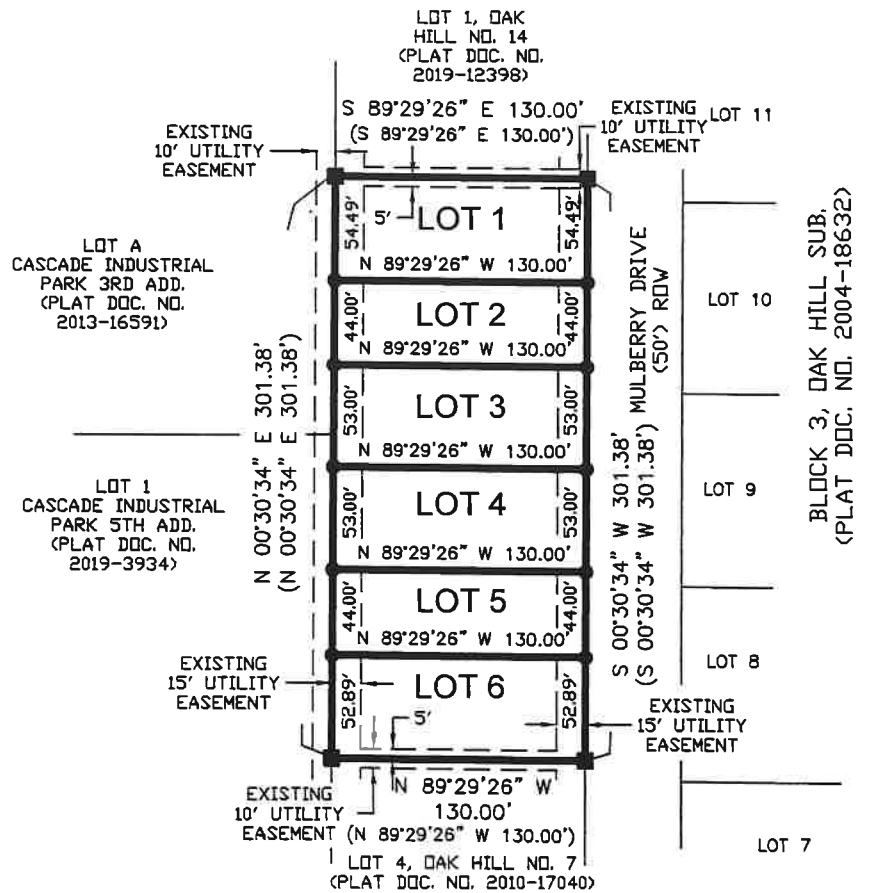
NOTE: OAK HILL NO. 18 IS A SUBDIVISION OF  
 LOT 2 OF OAK HILL NO. 14 IN THE CITY OF  
 CASCADE, IOWA. (PLAT DOC. NO. 2019-12398)



LOT AREA	
LOT 1=	7,083 SF
LOT 2=	5,720 SF
LOT 3=	6,890 SF
LOT 4=	6,890 SF
LOT 5=	5,720 SF
LOT 6=	6,876 SF

- LEGEND**
- FOUND 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084" UNLESS OTHERWISE NOTED
  - PLACED 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
  - SURVEYED LINE
  - EXISTING PROPERTY LINE
  - - - EASEMENT LINE
  - ( ) RECORDED DIMENSION
  - P.O.B. POINT OF BEGINNING
  - ROW RIGHT OF WAY
  - SF SQUARE FEET
  - AC ACRES

**NOTES:**  
 1. ALL LENGTHS ARE IN DECIMAL FEET.  
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael J. Weber* September 28, 2023  
 MICHAEL J. WEBER (DATE)  
 LICENSE NUMBER 15084  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

WEBER SURVEYING, LLC  
 26789 46TH AVE  
 BERNARD, IA 52032  
 PH: (563) 879-4173  
 FAX: (563) 879-4199

DRAWN BY: MJW  
 SURVEY DATE: 9/28/23  
 DWG. 22179

SHEET 1 OF 5

Surveyor's Certificate

I, Michael J. Weber, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me, To Wit:

Lot 2 of Oak HILL No. 14 in the City of Cascade, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **OAK HILL NO. 18** in the City of Cascade, Iowa, and subject to easements and right of ways of record and not of record, the plat of which is attached and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

BY Michael J. Weber  
Michael J. Weber  
Licensed Land Surveyor  
License No. 15084

September 28, 2023  
Date

License Renewal Date: 12/31/23

OWNERS CONSENT

Cascade, Iowa

Sept 28, 2023

The foregoing Final Plat of **OAK HILL NO. 18** in the City of Cascade, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

Beck Construction, Inc.

\_\_\_\_\_  
Mike Beck, President

State of Iowa            )  
                                  ) ss:  
County of Dubuque    )

On this 28 day of September, AD 2023, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Mike Beck to me personally known, who, being by me duly sworn, did say that he is the President of Beck Construction, Inc.; that no seal has been procured by the said corporation that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and the said Mike Beck, President of Beck Construction, Inc. acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it and by him voluntarily executed.



Michael J. Weber  
Notary Public in and for the State of Iowa

Attorney's Certificate

Cascade, Iowa

\_\_\_\_\_, 2023

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of;

Lot 2 of OAK HILL No. 14 in the City of Cascade, Iowa

according to plats thereof covering the period from government entry to \_\_\_\_\_  
\_\_\_\_\_ certified on that date \_\_\_\_\_ and find that  
said abstract shows good and merchantable title to said real estate in \_\_\_\_\_  
\_\_\_\_\_ free and clear of all liens and encumbrances and shows taxes paid including taxes for  
the year \_\_\_\_\_.

\_\_\_\_\_  
Attorney-at-Law

Cascade Planning and Zoning Commission

Cascade, Iowa \_\_\_\_\_, 2023

The Final Plat of **OAK HILL NO. 18** in the City of Cascade, Dubuque County, Iowa is hereby approved by the Cascade Planning and Zoning Commission and approval of said plat by the City Council of the City of Cascade, Iowa is hereby recommended.

**Cascade Planning and Zoning Commission**

\_\_\_\_\_  
Chairperson

City of Cascade, Iowa

Cascade, Iowa \_\_\_\_\_, 2023

The undersigned, Mayor and Clerk of the City of Cascade, Iowa, do hereby certify that Final Plat of **OAK HILL NO. 18** in the City of Cascade, Dubuque County, Iowa, as appears heretofore has been filed in the office of the City Clerk of Cascade, Iowa and that by Resolution No. \_\_\_\_\_ the Cascade City Council approved said plat.

\_\_\_\_\_  
Mayor of the City Cascade

\_\_\_\_\_  
Clerk of the City of Cascade

County Assessor's Certificate

Dubuque, Iowa \_\_\_\_\_, 2023

The foregoing the Final Plat of **OAK HILL NO. 18** in the City of Cascade, Iowa, was entered of record in the Office of the County Assessor of the County of Dubuque, Iowa, on the date first written above.

\_\_\_\_\_  
County Assessor of the County of Dubuque, Iowa

County Treasurer Certificate

Dubuque, Iowa \_\_\_\_\_, 2023

I, the undersigned, Eric Stierman, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against **Lot 2 of OAK HILL No. 14 in the City of Cascade, Iowa, (Parcel No. 1932251020)** have been paid and said real estate is free from taxes as of this date.

\_\_\_\_\_  
Treasurer of Dubuque County, Iowa

County Auditor's Certificate

Dubuque, Iowa \_\_\_\_\_, 2023

The foregoing Final Plat of **OAK HILL NO. 18** in the City of Cascade, Iowa was entered of record in the office of the Dubuque County Auditor this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

We approve of the subdivision name or title to be recorded

\_\_\_\_\_  
County Auditor of Dubuque County, Iowa

Recorder's Certificate

Dubuque, Iowa \_\_\_\_\_, 2023

The foregoing Final Plat of **OAK HILL NO. 18** in the City of Cascade, Iowa, has been reviewed by the Dubuque County Recorder.

\_\_\_\_\_  
Dubuque County Recorder



**MORTGAGE HOLDER CONSENT**

The undersigned for \_\_\_\_\_ of \_\_\_\_\_ do hereby certify that the attached Final Plat of **OAK HILL NO. 18** in the City of Cascade, Iowa is made with our free consent and in accordance with our desire as lien holder and mortgagee.

BY: \_\_\_\_\_

State of Iowa            )  
  ) ss:  
County of \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, AD 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ to me personally known, who being by me duly sworn, did state that he is \_\_\_\_\_ of \_\_\_\_\_ of \_\_\_\_\_ of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that \_\_\_\_\_ as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

\_\_\_\_\_  
*Notary Public in and for the State of Iowa*

**ORDINANCE NO. 06-23**

**AN ORDINANCE AMENDING TITLE IV, CHAPTER 165 (ZONING) OF THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA**

**WHEREAS**, the City Council of the City of Cascade, Iowa, has determined it is necessary to amend Title IV, Chapter 165 (Zoning) of the Code of Ordinances of the City of Cascade, Iowa (“City Code”), to modify various provisions concerning zero lot line single-family attached dwellings.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA** as follows:

**SECTION 1. CITY CODE §165.11 R-2(B)(1.1).** City Code §165.11 R-2(B)(1.1) is hereby amended as follows:

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1.1 Zero-Lot line single-family attached dwelling ( <u>up to four units</u> ).	2 spaces/unit

**SECTION 2. CITY CODE §165.11 R-2(E).** City Code §165.11 R-2(E) is hereby amended as follows:

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Single-Family Dwelling  Area: 9,600-sq.ft. Width: 80-feet Depth: 120-feet	Single and two-family dwellings and other non-institutional uses: Front 25-feet Rear 25-feet Side 8-feet Street side, corner lot 25-feet	2 1/2 stories or 35 feet
Zero-Lot line single-family attached dwelling: Area: <del>6,000</del> <u>5,000</u> -sq.ft. (Exterior Lots) <u>4,000</u> (Interior Lots)  Width: <del>60</del> <u>50</u> feet (Exterior Lots) <u>40</u> feet (Interior Lots)  Depth: 100-feet	Zero-Lot line single-family attached dwelling: Front 25-feet Rear 25-feet Interior Side 0-feet Exterior Side 8-feet Corner Lot 25-feet	2½ stories or 35-feet

Multi-family dwelling up to 4 units:  
 Area: 7,200 sq.ft.  
 Width: 60 feet  
 Depth: 120 feet

Multi-family dwellings, schools,  
 churches or other public or  
 institutional buildings:

Front 30 feet  
 Rear 30 feet  
 Side 20 feet  
 Street side,  
 corner lot 25 feet

**SECTION 3. CITY CODE §165.11 R-3(B).** City Code §165.11 R-3(B) is hereby amended to add the following:

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1.1 <u>Zero-Lot line single-family attached dwelling (up to 4 units).</u>	<u>2 spaces/unit</u>

**SECTION 4. CITY CODE §165.11 R-3(E).** City Code §165.11 R-3(E) is hereby amended as follows:

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Mobile home on a single lot.	Non-Institutional uses:	3 stories or 40-feet
Area: 7,200-sq.ft. Width: 60-feet Depth: 120-feet	Front 25-feet Rear 25-feet Side 8-feet Street side, corner lot 25-feet	
Multi-family dwellings(5 to 12 units)	Multi-family dwellings schools, churches or other public or institutional buildings:	
Area: 6,000 sq.ft. plus 1500 sq.ft. for each unit over one (1).	Front 30-feet Rear 30-feet Side 20 feet Street side, corner lot 25-feet	
Width: 75-feet Depth: 120-feet		

Zero-Lot line single-family attached dwelling:  
Area: 5,000-sq.ft. (Exterior Lots)  
4,000 (Interior Lots)

Width: 50 feet (Exterior Lots)  
40 feet (Interior Lots)

Depth: 100-feet

Zero-Lot line single-family attached dwelling:  
Front 25-feet  
Rear 25-feet  
Interior Side 0-feet  
Exterior Side 8-feet  
Corner Lot 25-feet

2½ stories or 35-feet

**SECTION 5. CITY CODE §165.11 R-4(E).** City Code §165.11 R-4(E) is hereby amended as follows:

E. Minimum Lot Area, Width	Minimum Yard Requirements	Maximum Height
<p>Multi-Family Dwellings (5 to 12 units)</p> <p>Area: 6,000 sq.ft. plus 1,500 sq.ft. for each unit over one (1)</p> <p>Width: 75-feet Depth: 120-feet</p>	<p>Multi-Family Dwellings schools, churches or other public or institutional buildings:</p> <p>Front..... 30-feet Rear..... 30-feet Side ..... 20-feet Street side, corner lot..... 25-feet</p>	<p>3 stories or 40-feet</p>
<p>Zero-Lot line single-family attached dwellings</p> <p>Area: 5,000 sq.ft. (Exterior Lots) 4,000 sq ft. (Interior Lots)</p> <p>Width: 50-feet (Exterior Lots) 40-feet (Interior Lots)</p> <p>Depth: 100-feet</p>	<p>Zero-Lot line single-family attached dwellings</p> <p>Front: ..... 25-feet Rear: ..... 25-feet</p> <p>Interior Side: ..... 0-feet</p> <p>Exterior Side: ..... 8-feet Corner Lot: ..... 25-feet</p>	<p>2½ stories or 35-feet</p>

**SECTION 6. CITY CODE §165.41(14A).** City Code §165.41(14A) is hereby superseded and replaced as follows:

Dwelling, Zero-Lot Line Single Family Attached: A residential building other than a mobile home, designed for occupancy for one family only, which physically adjoins at least one other matching residential single family dwelling unit across at least one abutting side lot line, with each unit occupying its own parcel.

**SECTION 7. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

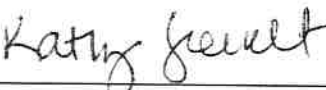
**SECTION 8. SEVERABILITY.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 7. EFFECTIVE DATE.** This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this 12<sup>th</sup> day of JUNE 2023.

  
Steve Knepper, Mayor

ATTEST:

  
Kathy Goerd, City Clerk



October 10, 2023

To: City of Cascade Planning & Zoning Commission

Re: Cascade Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on November 13, 2023 on a proposed amendment to the urban renewal plan for the Cascade Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on November 13, 2023.

Please call John Danos or me at (515) 283-1000 if you have questions about the statutory process.

Kind regards,

Amy Bjork

CITY OF CASCADE, IOWA

URBAN RENEWAL PLAN AMENDMENT  
CASCADE URBAN RENEWAL AREA

November, 2023

The Urban Renewal Plan (the “Plan”) for the Cascade Urban Renewal Area (the “Urban Renewal Area”) of the City of Cascade, Iowa (the “City”) is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

**1) Addition of Property.** The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

**2) Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

**A.**

**Name of Project:** Iowa Main Street Investments, LLC Sewer Improvements Project

**Date of Council Approval of Project:** November 13, 2023

**Description of the Project:** Iowa Main Street Investments, LLC (the “Developer”) has undertaken the construction of sewer improvements (the “Project”), including the upgrading of manholes, on certain real property located on Buchanan Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

**Description of Use of TIF for the Project:** The City intends to provide an economic development grant (the “Grant”) to the Developer in support of the Developer’s efforts to complete the Project. The Grant will be funded with an internal advance (the “Advance”) of City funds on-hand. The Advance will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$20,000.

**B.**

**Name of Project:** ROSO Properties, L.L.C. Redevelopment Project

**Date of Council Approval of Project:** November 13, 2023

**Description of the Project:** ROSO Properties, L.L.C. (the “Developer”) has proposed to undertake the renovation and redevelopment of an existing building (the “Redevelopment Project”) on certain real property situated at 109 1<sup>st</sup> Avenue West in the Urban Renewal Area (the “Redevelopment Property”) into a multiuse building with commercial retail space and multiresidential units.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Redevelopment Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$3,500.

**Description of Use of TIF for the Project:** The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Redevelopment Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Redevelopment Project will not exceed \$25,000, plus the Admin Fees.

**C.**

**Name of Project:** NJCallahan, LLC Redevelopment Project

**Date of Council Approval of Project:** November 13, 2023

**Description of the Project:** NJCallahan, LLC (the “Company”) has proposed to undertake the construction of a new storage building with recreational space (the “Storage Project”) on certain real property situated at 120 Industrial Street (the “Storage Property”) in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete the Storage Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$3,500.



**Description of Use of TIF for the Project:** The City intends to enter into a Development Agreement with the company with respect to the construction and use of the completed Storage Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Storage Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Storage Project will not exceed \$20,000, plus the Admin Fees.

D.

**Name of Project:** Highway 136/Johnson Street Reconstruction Project

**Date of Council Approval of Project:** November 13, 2023

**Description of Project and Project Site:** The Highway 136/Johnson Street Reconstruction Project (the “Street Project”) will include (i) street reconstruction; (ii) the construction of storm water, sewer system, water system, sidewalk, and street lighting improvements; and (iii) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Highway 136/Johnson Street beginning at its intersection with 1<sup>st</sup> Avenue on the north and continuing south to its intersection with the southern corporate limits of the City.

It is expected that the completed Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Street Project will not exceed \$800,000, plus any interest expense incurred on the Obligations.

E.

**Name of Project:** Urban Renewal Administration and Professional Support Program

**Date of Council Approval of Program:** November 13, 2023

**Description of Program:** The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2024 through 2028 fiscal years (the “Admin Support Program”). The Admin Support Program will include planning, staffing, grant writing and administration, document support, record management,

accounting, marketing, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

**Description of Use of TIF:** The City will fund its support contributions under the Admin Support Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The amount of the Advances will be determined from year to year. The total amount of incremental property tax revenues to be applied to the City’s Admin Support Program for the City’s fiscal years 2024 through 2028 shall not exceed \$250,000.

**3) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$10,129,668</u>
Outstanding general obligation debt of the City:	<u>\$ _____</u>
Proposed debt to be incurred in connection with this November, 2023 Amendment*:	<u>\$ 1,122,000</u>

\*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A  
Legal Description  
Cascade Urban Renewal Area  
November, 2023 Addition

Certain real property situated in the City of Cascade, Dubuque and Jones Counties, State of Iowa, more particularly described as follows:

All of the public street rights-of-way situated within the corporate limits of the City of Cascade, Iowa.