

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF GRINNELL IN THE STATE OF IOWA, ON THE
MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH GRINNELL MIXED
USE, LLC D/B/A MERGE URBAN DEVELOPMENT GROUP,
AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Grinnell in the State of Iowa, will hold a public hearing on June 7, 2021, at 7:00 P.M. at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group (the "Developer").

Due to public health concerns related to COVID-19, this meeting of the City Council will be held electronically, as holding the meeting in person is impossible or impractical. The public may access the meeting electronically via Zoom as follows:

<https://zoom.us/j/96830479640?pwd=YVcxRGZmMVRBZmcwR04yWVdHQmRFZz09>
Meeting ID: 968 3047 9640

312-626-6799
Meeting ID: 968 3047 9640

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the June 7, 2021 meeting for any updates to the manner in which the public may access the hearing. Please contact the City Clerk's office at (641) 236-2601 or AWingerter@grinnelliowa.gov if you have questions about the format of the meeting, or to request a copy of the Agreement.

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Grinnell Urban Renewal Area as defined and legally described in the Agreement (the "Development Property"), consisting of the construction of a 50,868 square foot mixed-use building, containing 53 residential units and 6,252 square feet of commercial space, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of the Developer for the use of the Minimum Improvements relates to employment retention and/or creation by commercial tenants in the commercial space.

The Agreement would further obligate the City to make up to ten (10) consecutive annual payments of Economic Development Grants to Developer in the amount of \$50,000 using Tax Increment collected in the Urban Renewal Area pursuant to Section 403.19, Code of Iowa, the cumulative total for all such payments not to exceed \$500,000, under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement would allow the Developer to apply for tax abatement for residential portion of the Minimum Improvements under the City's 2013 Central Urban Revitalization Plan, despite the Development Property being located within the Urban Renewal Area.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Grinnell, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Grinnell in the State of Iowa, as provided by Section 364.6, Code of Iowa.

Dated this 20th day of May, 2021.



City Clerk, City of Grinnell in the State of Iowa

(End of Notice)

PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR THE 2022 (Fiscal Year) SEAL COAT PROJECT IN THE CITY OF GRINNELL, IOWA, AND NOTICE TO BIDDERS FOR THE TAKING OF BIDS FOR SAID IMPROVEMENTS.

Notice is hereby given that a public hearing will be held by the City Council of Grinnell, Iowa on June 7, 2021 at 7:00 P.M., in the Council Chambers on the second floor of the City Hall, 520 4th Avenue, Grinnell, Iowa 50112, on the plans, specifications, and proposed form of contract for street improvements and work incidental thereto as described in the plans and specifications therefore now on file in the office of the City Clerk. At said hearing, any interested person may appear and file objections thereto or to the cost of said construction.

Sealed proposals will be received at City Hall of the city of Grinnell, Iowa 520 4th Avenue, Grinnell, Iowa 50112, until 1:30 P.M., on June 2, 2021 for the 2022 (Fiscal Year) Seal Coat Project as described in plans and specifications therefore now on file at the City Hall. Said proposals will be opened at a public meeting, to be held at 1:30 P.M., June 2, 2021 in the council chambers on the 2nd floor of City Hall, 520 4th Avenue. Said proposals will be acted upon by the City Council at the hearing, which is to be held at 7:00 P.M., on June 7, 2021.

The extent of the work involved is the furnishing of the supervision, equipment, labor, necessary services and material for the street improvements and related work located on the streets located in the City of Grinnell as shown on the 2021 Seal Coat Project map.

Each proposal shall be submitted on a blank proposal form as provided by the City and must be accompanied in a separate sealed envelope by a cashier's or certified check drawn on a bank in Iowa or a bank chartered under the Laws of the United States of America, or a certified share draft drawn on a Credit Union in Iowa or chartered under the Laws of the United States of America, or a bid bond, in an amount equal to five percent (5%) of the proposal. The bid security shall be made payable to the Treasurer of the City of Grinnell, Iowa. Such bid security shall be forfeited to the City as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days after the award of contract or to post bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said work. Bid security of the lowest two or more bidders may be retained until a contract is awarded or rejection is made. Other bid security will be returned after the canvas and tabulation of bids is completed and reported to the City Council.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa and preference will be given to Iowa domestic labor in the said construction.

The successful bidder will be required to furnish a bond in the amount equal to one-hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council, and shall guarantee the faithful performance of the contract in the terms and conditions therein contained, and shall guarantee the prompt payment of all materials and labor and protect and save harmless the City from claims and damages of any kind caused by the operation of the Contractor, and shall guarantee the maintenance of the construction for a period of ONE (1) year from and after its completion and acceptance by the City.

All work under the proposed contract shall not be started before July 1, 2021 and shall be completed no later than August 31, 2021.

The plans, specifications, and proposed contract documents may be examined at the office of the City Clerk. Copies of said plans and specifications and Form of Proposal blanks may be secured at the office of the City Clerk, Grinnell, Iowa.

The City reserves the right to reject any and all proposals, waive technicalities and irregularities and to accept any proposal, which, in the opinion of the City Council, is deemed to be in the best interest of the City.