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December 21, 2022

Letter, agenda item and resolution, and notice of public hearing sent via e-mail

Amal Eltahir
City Manager
City of Oskaloosa
220 S. Market Street
Oskaloosa, IA 52577

RE: City of Oskaloosa - Development Agreement with Christner Properties,
L.L.C. - Setting Notice of Public Hearing (January 3, 2023)

Dear Amal:

We have now prepared and are enclosing herewith suggested proceedings to be acted upon by the Council in fixing the date for a public hearing on the proposal to enter into a Development Agreement with Christner Properties, L.L.C., and ordering publication of notice of said public hearing.

The notice of public hearing should be published one time in a newspaper having general circulation in the City not less than 4 nor more than 20 days before the date of the hearing. We will need to have the proposed terms for the Development Agreement agreed upon between the Developer and the City staff by the publication date, because our Notice tells the public that a copy of the proposed Agreement is on file at the City Clerk's office.

Proceedings for the approval of the Development Agreement on January 17, 2023, will be sent in the near future.

Note: The enclosed Notice was drafted based on information current as of the date of this letter. If material changes are made in the current draft of the Development Agreement, the enclosed Notice of Public Hearing may not be effective. Accordingly, the Notice would have to be re-published for a later meeting.

Note: Please note that amended S.E.C. Rule 15c2-12 requires disclosure of material Financial Obligations (as defined in the Rule) within 10 business days of incurrence, which may include (in some cases) obligations under a Development Agreement. This Agreement should be evaluated under any outstanding Continuing Disclosure Certificates to determine whether a filing is necessary. If such a filing is necessary, it would need to be

made within 10 business days following execution of the Agreement. Your Bond Counsel and/or Disclosure Counsel, if any, may be able to assist in this analysis.

Please return a copy of the completed proceedings along with a copy of the enclosed certificate documenting publication of notice (after publication of the Notice of Public Hearing) to this office.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

AHLERS & COONEY, P.C.



Nathan J. Overberg

NJO: mp

cc: Amy Miller, City Clerk
Stephanie Faulkes, City Manager
Shawn Christ, Development Services Director

Enclosures: Agenda Item with Important Instructions; Resolution Fixing Date; Notice of Public Hearing; Certificate of Publisher's Affidavit of Publication

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