

October 17, 2022

The Board of Supervisors of Grundy County in the State of Iowa, met in regular session, in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Schildroth, in the chair, and the following named Board Members:

Vandelaar, Halverson, Smith, and Nederhoff

Absent: None

Vacant: None

Board Member Nederhoff then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SNITTJER SOUTH LLC D/B/A WOLF CREEK GRAIN HANDLING, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member Vandelaar seconded the motion to adopt. The roll was called, and the vote was:

AYES: Vandelaar, Halverson, Smith,

Nederhoff and Schildroth

NAYS: None

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. 15-2022/2023

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON
THE PROPOSAL TO ENTER INTO A DEVELOPMENT
AGREEMENT WITH SNITTJER SOUTH LLC D/B/A WOLF
CREEK GRAIN HANDLING, AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, this Board proposes to consider, on November 21, 2022, whether certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, pursuant to the proposed Snittjer South Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the proposed Snittjer South Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the County has received a proposal from Snittjer South LLC d/b/a Wolf Creek Grain Handling (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the County and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the construction of a grain storage and handling facility, multiple grain bins, commercial buildings, scale, and grain drying equipment, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the County will make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of 80% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$1,700,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, one of the obligations of the Developer relates to employment retention and/or creation; and

WHEREAS, Chapters 15A and 403, Code of Iowa, (the "Urban Renewal Law") authorize counties to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Board has determined that the Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the County's performance thereunder is in furtherance of appropriate economic development activities and objectives of the County within

the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 331.301(5), Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the County Auditor publish notice of the proposal and of the time and place of the meeting at which the Board proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said County to such action.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF GRUNDY COUNTY IN THE STATE OF IOWA:

Section 1. That this Board meet in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 9:00 A.M. on November 21, 2022, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Snittjer South LLC d/b/a Wolf Creek Grain Handling.

Section 2. That the County Auditor is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said County, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE BOARD OF SUPERVISORS OF GRUNDY COUNTY IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SNITTJER SOUTH LLC D/B/A WOLF CREEK GRAIN HANDLING, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Board of Grundy County in the State of Iowa, will hold a public hearing on November 21, 2022, at 9:00 A.M. in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, at which meeting the Board proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Snittjer South LLC d/b/a Wolf Creek Grain Handling (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Snittjer South Urban Renewal Area as defined and legally described in the Agreement, consisting of the construction of a grain storage and handling facility, multiple grain bins, commercial buildings, scale, and grain drying equipment , 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 Developer relates to employment retention and/or creation.

The Agreement would further obligate the County to make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of 80% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$1,700,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the County Auditor, Courthouse, Grundy, Iowa.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of said County, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Board 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 Board of Supervisors of Grundy County in the State of Iowa, as provided by Sections 331.301(5) and 331.305, Code of Iowa.

Dated this 17th day of October, 2022.

County Auditor, Grundy County in the State of
Iowa

(End of Notice)

PASSED AND APPROVED this 17th day of October, 2022.

Mark A. Schilder
Chairperson, Board of Supervisors

ATTEST:

Rhonda R. Peters
County Auditor

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

I, the undersigned County Auditor of Grundy County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this 17th day of October, 2022.



County Auditor, Grundy County, State of Iowa

(SEAL)