

Board Member Ross then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 3 TO THE GRUNDY COUNTY INDUSTRIAL PARK URBAN RENEWAL PLAN IN GRUNDY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Schildroth seconded the motion to adopt. The roll was called and the vote was,

AYES: Ross, Schildroth, Bakker, and Smith

NAYS: None

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

RESOLUTION NO. 33-2010/2011

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 3 TO THE GRUNDY COUNTY INDUSTRIAL PARK URBAN RENEWAL PLAN IN GRUNDY COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 39-2000/2001, adopted April 16, 2001, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grundy County Industrial Park Urban Renewal Plan (the "Plan") for the Grundy County Industrial Park Urban Renewal Plan Area (the "Grundy County Industrial Park Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Grundy County; and

WHEREAS, by Resolution No. 51-2003/2004, adopted May 12, 2004, this Board of Supervisors approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, by Resolution No. 18-2006/2007, adopted November 13, 2006, this Board of Supervisors approved and adopted an Amendment No. 2 to the Plan;

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA:

Phase I:

The east 786.0 feet of the North 1108.4 feet of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa.

The above is hereafter corrected to and known as Parcel 536-A and more particularly described as follows:

Parcel 536-A as recorded in Book 73E at Page 220 in the Northeast Quarter of the Northeast Quarter of Section 12, Township 88 North, Range 17 West of the 5<sup>th</sup> P.M., Grundy County, Iowa, and more particularly described as follows: Commencing at the Northeast Corner of said Section; thence South 00° 17' 12" East 1,106.35 feet along the Township Line and Centerline of Iowa Highway 14; thence South 90° 00' 00" West 787.72 feet; thence North 00° 17' 12" West 766.66 feet to the Southeast Corner of Parcel 157-A in said Section; thence North 00° 00' 17" West 339.68 feet to the Northeast Corner of said Parcel 157-A and the North Section Line of said Section and Centerline of County Road (170<sup>th</sup> Street); thence North 90° 00' 00" East (Record Bearing) 786.05 feet along said Section Line and Centerline to the Point of Beginning, containing 20.0 acres, including 1.951 acres of Iowa Highway 141 and County Road (170<sup>th</sup> Street) Rights-of-Way, subject to easements of record.

Phase II

The east 786.0 ft. of the North 2216.8 ft. except Parcel 536-A of the Northeast Quarter of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa (said parcel containing 20 acres more or less).

AMENDMENT NO. 1 AREA:

The Northwest Quarter (NW 1/4) of Section 7, the Southwest Quarter (SW 1/4) of Section 6, and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 6, all being located in Township Eighty-eight (88), Range Sixteen (16), West of the 5<sup>th</sup> P.M. in Grundy County, excepting Iowa Highway 14 and U.S. Highway 20 thereof; excluding:

West Eighteen Acres of a tract described as: Grundy County Parcel Number 881606-100002, being the South Half (S-1/2) of Northwest Quarter (NW-1/4), except highway, Section Six (6), Township Eighty-eight (88), Range Sixteen (16), West of the 5<sup>th</sup> P.M., Grundy County, Iowa. Said West Eighteen Acres more particularly described as Parcel Number 987-A, as recorded in Book 73G at Page 120.

AMENDMENT #2 AREA:

West Eighteen Acres of a tract described as: Grundy County Parcel Number 881606-100002, being the South Half (S-1/2) of Northwest Quarter (NW-1/4), except highway, Section Six (6), Township Eighty-eight (88), Range Sixteen (16), West of the 5th P.M., Grundy County, Iowa. Said West Eighteen Acres more particularly described as Parcel Number 987-A, as recorded in Book 73G at Page 120.

This area also includes the right-of-way of adjacent roads.

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the Amendment;

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 3 to the Plan, a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to decrease the size of the urban renewal area. The property taken out of the current urban renewal area will be used to form a new Grundy County Industrial Park South Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 3 to the Urban Renewal Area removes land, as follows:

The east 786.0 ft. of the North 2216.8 ft. except Parcel 536-A of the Northeast Quarter of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa (said parcel containing 20 acres more or less).

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for development of the County as a whole prior to Board approval of such Amendment, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and

make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 11th day of April, 2011, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa 50638, at 10:00 o'clock A.M., and the Designated Representative is hereby appointed to serve the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD  
BETWEEN GRUNDY COUNTY, STATE OF IOWA AND  
ALL AFFECTED TAXING ENTITIES CONCERNING  
THE PROPOSED AMENDMENT NO. 3 TO THE  
GRUNDY COUNTY INDUSTRIAL PARK URBAN  
RENEWAL PLAN FOR GRUNDY COUNTY, STATE OF  
IOWA

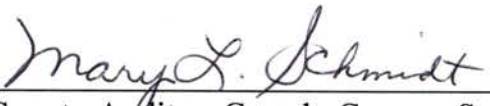
The Board of Supervisors of Grundy County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 o'clock A.M. on April 11, 2011, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa 50638 concerning a proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Designated Representative of Grundy County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Grundy County, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 4th day of April, 2011.

  
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County Auditor, Grundy County, State of  
Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 o'clock A.M. on May 2, 2011, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa 50638.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in The Grundy Register, Reinbeck Courier, and The Record, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER  
APPROVAL OF A PROPOSED AMENDMENT NO. 3 TO  
THE GRUNDY COUNTY INDUSTRIAL PARK URBAN  
RENEWAL PLAN FOR AN URBAN RENEWAL AREA  
IN GRUNDY COUNTY, STATE OF IOWA

The Board of Supervisors of Grundy County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 o'clock A.M. on May 2, 2011 in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa 50638, to consider adoption of a proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Grundy County, State of Iowa.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Grundy Center, Iowa.

The general scope of the urban renewal activities in the current Grundy County Industrial Park Urban Renewal Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities. The scope of these activities is not changed by the proposed Amendment. The purpose of the Amendment is to remove certain real estate from the Grundy County Industrial Park Urban Renewal Area. The property taken out will be used to form a new Grundy County Industrial Park South Urban Renewal Area.

The proposed Amendment No. 3 would remove certain real estate from the existing district as follows:

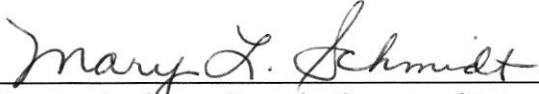
The east 786.0 ft. of the North 2216.8 ft. except Parcel 536-A of the Northeast Quarter of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa (said parcel containing 20 acres more or less).

All other provisions of the Plan would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Grundy County, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 4th day of April, 2011.

  
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County Auditor, Grundy County, State of  
Iowa

(End of Notice)



Section 5. That the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

Section 6. That the proposed Amendment No. 3 to the Grundy County Industrial Park Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

PASSED AND APPROVED this 4th day of April, 2011.

Barbara L. Smith  
Chairperson, Board of Supervisors

ATTEST:

Mary L. Schmidt  
County Auditor



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF GRUNDY )

I, the undersigned County Auditor and Secretary of the Board of Supervisors 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 (a copy of the face sheet of the agenda being attached hereto) 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 offices as indicated therein, that no 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 4th day of April, 2011.

Mary L. Schmidt  
County Auditor for the Board of Supervisors  
of Grundy County, State of Iowa

(COUNTY SEAL)

*[Attach proposed Amendment as Exhibit 1 to this Resolution]*



**EXHIBIT #1**

Amendment #3

Grundy County Industrial Park Urban Renewal Area

April 2001, Original  
May 2004, Amendment #1  
November 2006, Amendment #2  
May 2011, Amendment #3

Amendment No. 3 to the Grundy County  
Industrial Park Urban Renewal Area

The Grundy County Industrial Park Urban Renewal Area Plan, dated April 2001, as amended in May 2004 and November 2006, is being amended to decrease the size of the original area. The property taken out of the original area by this Amendment No. 3 is to be used to form a new Grundy County Industrial Park Urban Renewal Area South. Legal descriptions of the urban renewal area, as amended, are attached as Exhibit A, and illustrated on Exhibit B.

The original Urban Renewal Plan and ordinance were adopted in 2001. The base value of the original district was the valuation in place as of January 1, 2002 (the values prior to the first certification in 2003). The first amendment occurred in 2004. The base value of Amendment #1 Area was the valuation in place as of January 1, 2003, the calendar year preceding the adoption of the amending TIF Ordinance for Amendment #1. The base of the Amendment #1 Area, as amended, will not be impacted by this Amendment #3. The second amendment occurred in 2006. The base value of the Amendment #2 Area was the valuation in place as of January 1, 2005, the calendar year preceding the adoption of the amending TIF ordinance for Amendment #2. The base value of the Amendment #2 Area, as amended, will not be impacted by this Amendment #3.

The current financial data for the County is as follows:

Constitutional debt limit:     \$56,100,570

Current general obligation debt:     \$16,020,000

The proposed amount of indebtedness to be incurred for area remaining in the Grundy County Industrial Park will vary as projects are proposed. For example, a recent project consisted of financial incentives in the form of economic development grants (tax rebates) to Enseva-Grundy Center, LLC in the amount of approximately \$783,000. Project incentives in the future may range from \$100,000 to \$500,000. The Board will review and approve Projects on a case-by-case basis.

Except as modified by this Amendment No. 3, the provisions of the original Urban Renewal Plan (as previously amended) are hereby ratified, confirmed, and approved, and shall remain in full force and effect as provided therein. The provisions of the original Plan, as amended, also apply to this Amendment No. 3, unless specifically modified.

Exhibit A  
Legal Descriptions

Land being removed from the Original Area by Amendment No. 3 is described as follows:

Phase II

The east 786.0 ft. of the North 2216.8 ft. except Parcel 536-A of the Northeast Quarter of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa (said parcel containing 20 acres more or less).

Legal Description of remaining Grundy County Industrial Park Urban Renewal Area, as Amended (after the removal of Amendment No. 3 Area), is described as follows:

ORIGINAL AREA:

Phase I:

The east 786.0 feet of the North 1108.4 feet of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twelve (12), Township Eighty-eight (88) North, Range Seventeen (17), West of the 5<sup>th</sup> P.M., Grundy County, Iowa.

The above is hereafter corrected to and known as Parcel 536-A and more particularly described as follows:

Parcel 536-A as recorded in Book 73E at Page 220 in the Northeast Quarter of the Northeast Quarter of Section 12, Township 88 North, Range 17 West of the 5<sup>th</sup> P.M., Grundy County, Iowa, and more particularly described as follows: Commencing at the Northeast Corner of said Section; thence South 00° 17' 12" East 1,106.35 feet along the Township Line and Centerline of Iowa Highway 14; thence South 90° 00' 00" West 787.72 feet; thence North 00° 17' 12" West 766.66 feet to the Southeast Corner of Parcel 157-A in said Section; thence North 00° 00' 17" West 339.68 feet to the Northeast Corner of said Parcel 157-A and the North Section Line of said Section and Centerline of County Road (170<sup>th</sup> Street); thence North 90° 00' 00" East (Record Bearing) 786.05 feet along said Section Line and Centerline to the Point of Beginning, containing 20.0 acres, including 1.951 acres of Iowa Highway 141 and County Road (170<sup>th</sup> Street) Rights-of-Way, subject to easements of record.

AMENDMENT NO. 1 AREA:

The Northwest Quarter (NW 1/4) of Section 7, the Southwest Quarter (SW 1/4) of Section 6, and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 6, all being located in Township Eighty-eight (88), Range Sixteen (16), West of the 5<sup>th</sup> P.M. in Grundy County, excepting Iowa Highway 14 and U.S. Highway 20 thereof; excluding:

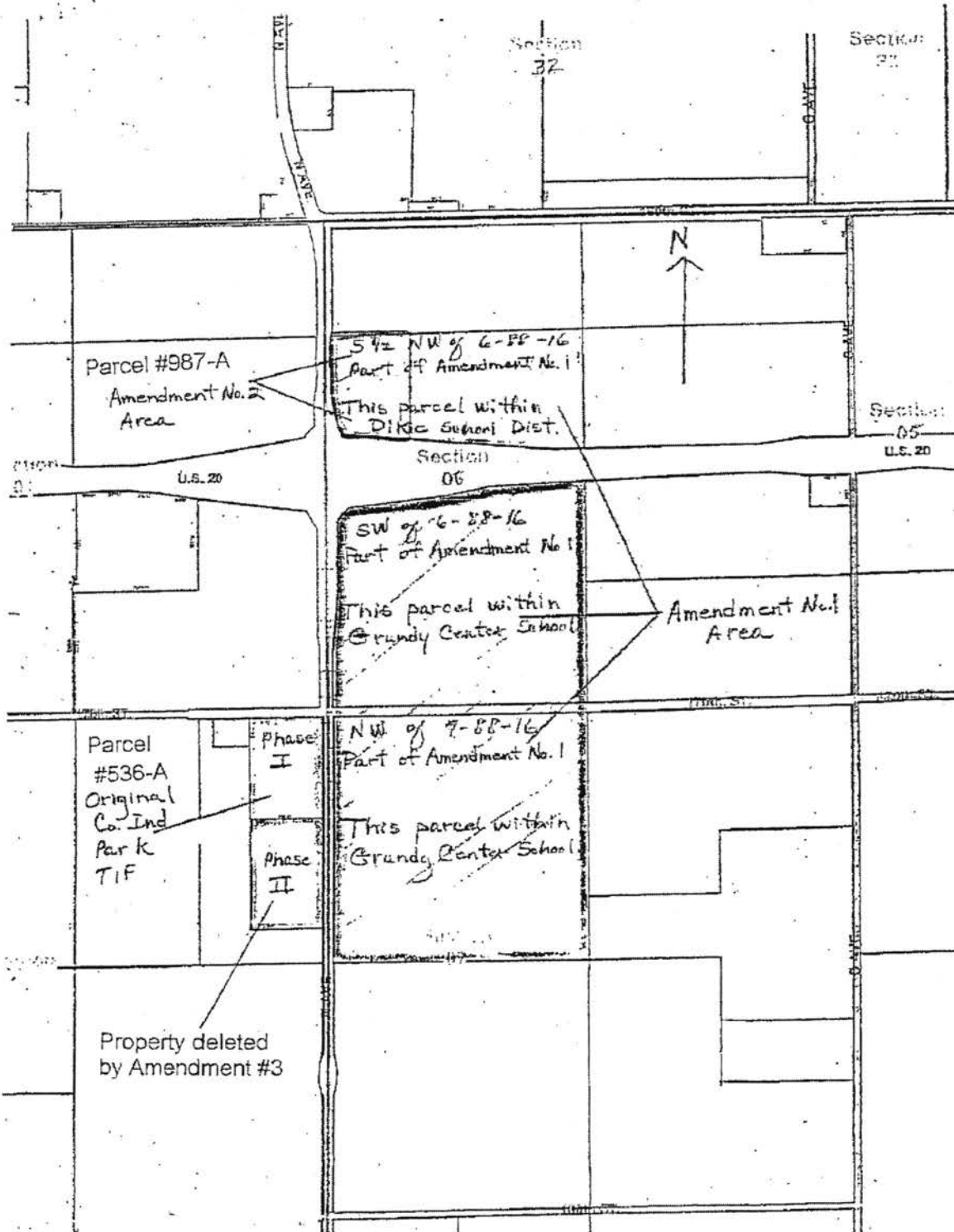
West Eighteen Acres of a tract described as: Grundy County Parcel Number 881606-100002, being the South Half (S-1/2) of Northwest Quarter (NW-1/4), except highway, Section Six (6), Township Eighty-eight (88), Range Sixteen (16), West of the 5th P.M., Grundy County, Iowa. Said West Eighteen Acres more particularly described as Parcel Number 987-A, as recorded in Book 73G at Page 120.

AMENDMENT #2 AREA:

West Eighteen Acres of a tract described as: Grundy County Parcel Number 881606-100002, being the South Half (S-1/2) of Northwest Quarter (NW-1/4), except highway, Section Six (6), Township Eighty-eight (88), Range Sixteen (16), West of the 5th P.M., Grundy County, Iowa. Said West Eighteen Acres more particularly described as Parcel Number 987-A, as recorded in Book 73G at Page 120.

This area also includes the right-of-way of adjacent roads.

Exhibit B  
 Map of Urban Renewal Area, showing  
 Original, Amendment #1 Area and Amendment #2 Area



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