

Board Member Bakker then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED GRUNDY COUNTY INDUSTRIAL PARK SOUTH URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN GRUNDY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Ross seconded the motion to adopt. The roll was called and the vote was,

AYES: Bakker, Ross, Schildroth, and Smith

NAYS: None.

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

RESOLUTION NO. 34-2010/2011

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED GRUNDY COUNTY INDUSTRIAL PARK SOUTH URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN GRUNDY COUNTY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and has caused there to be prepared a proposed Grundy County Industrial Park South Urban Renewal Plan for the Grundy County Industrial Park South Urban Renewal Area ("Urban Renewal Area" or "Area") described therein, which proposed Plan is attached hereto as Exhibit 1; and

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

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).

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

WHEREAS, the proposed urban renewal area includes land classified as agricultural land and written permission of the current owners will be obtained; and

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

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Grundy County Industrial Park South 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 Plan, 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 Grundy County Industrial Park South 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 Grundy County Industrial Park South 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 Grundy County Industrial Park South 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 Plan 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 Grundy County Industrial Park South 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 Grundy County Industrial Park South 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 GRUNDY COUNTY INDUSTRIAL  
PARK SOUTH 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 Grundy County Industrial Park South 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 Plan.

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 Grundy County Industrial Park South 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.

  
\_\_\_\_\_  
County Auditor, Grundy County, State of  
Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Grundy County Industrial Park South 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 GRUNDY COUNTY  
INDUSTRIAL PARK SOUTH URBAN RENEWAL PLAN  
FOR A PROPOSED 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 Grundy County Industrial Park South Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Grundy County, State of Iowa, legally described 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).

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

which land is to be included as part of this proposed Urban Renewal Area.

A copy of the Plan 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 under consideration in the 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 outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapters 15A and 403 of the Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including improvements to streets, sewer system and the creation of future water system improvements and other public works projects. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the County may issue bonds or use available funds for such purposes and that tax increment reimbursement of such costs will be sought if and to the extent incurred by the County. The Plan may be amended from time to time to respond to development opportunities.

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 City Code of Iowa.

Dated this 4th day of April, 2011.

  
\_\_\_\_\_  
County Auditor, Grundy County, State of  
Iowa

(End of Notice)



Section 5. That the proposed Grundy County Industrial Park South Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Grundy County Industrial Park South Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

Section 6. That the proposed Grundy County Industrial Park South 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







EXHIBIT #1

URBAN RENEWAL PLAN

GRUNDY COUNTY INDUSTRIAL  
PARK SOUTH  
URBAN RENEWAL AREA

GRUNDY COUNTY, IOWA

Adopted May 2011

**URBAN RENEWAL PLAN  
GRUNDY COUNTY INDUSTRIAL PARK SOUTH  
URBAN RENEWAL AREA  
GRUNDY COUNTY, IOWA**

**A. INTRODUCTION**

This Urban Renewal Plan has been developed to help local officials promote economic development in Grundy County. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in commercial and industrial development. The purpose of this Plan is to remove an area from the Grundy County Industrial Park Urban Renewal Plan Area and establish it as the Grundy County Industrial Park South Urban Renewal Area for the purpose of resetting the base value and extending the sunset in order to develop the area.

In order to achieve this objective, the County of Grundy (the "County") intends to undertake urban renewal activities pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF URBAN RENEWAL AREA**

The Grundy County Industrial Park South Urban Renewal Area is described in Exhibit A and illustrated on Exhibit B.

The County reserves the right to modify the boundaries of the area at some future date. Any amendments to the property included within the area will be completed in accordance with Chapter 403 of the Code of Iowa.

**C. BASE VALUES**

If this Plan is adopted and debt is certified prior to December 1, 2011, the area will have a base value at the January 1, 2010 level. If debt is not certified until a later date, the base value will be the assessed value of the taxable property in the Urban Renewal Area as of January 1 of the calendar year preceding the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property.

#### **D. DISTRICT DESIGNATIONS**

With the adoption of this Urban Renewal Plan, the County of Grundy is designating the Grundy County Industrial Park South Urban Renewal Area as an economic development district appropriate for new commercial and industrial development.

#### **E. PROJECT AREA OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new and expanded commercial and industrial development.

More specific objectives for development within the Urban Renewal Area are as follows:

1. To stimulate through public action and commitment, private investment in new development.
2. To plan for and provide sufficient land for commercial development.
3. To provide a more marketable and attractive investment climate.
4. To achieve a diversified, well-balanced economy, improving the standard of living, creating job opportunities, and strengthening the tax base.
5. To help develop a sound economic base that will serve as the foundation for future growth and development.

#### **F. TYPE OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the redevelopment of the area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa, including but not limited to, tax increment financing. Activities may include:

1. New, rehabilitated, converted, or expanded industrial uses within the agricultural land use area.
2. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
3. To arrange for or cause to be provided the construction or repair of public infrastructure including, but not limited to, streets, public utilities or other facilities in connection with urban renewal projects.

4. To provide for the construction of specific site improvements including, but not limited to, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
5. To acquire property through a variety of means (lease, purchase, option, etc.) and to hold, clear, or prepare the property for redevelopment or to contribute to the acquisition of property for development purposes.
6. To dispose of property so acquired.
7. To undertake the demolition and clearance of existing development.
8. To plan relocation of persons and businesses displaced by a project and to make necessary relocation payments.
9. To make loans, grants, rebates, or other incentives to private persons or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
10. To borrow money and to provide security therefor.
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program or specific urban renewal projects.
12. To use tax increment financing for a variety of purposes, including, but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
13. The use of any or all other powers granted by Chapter 403, Code of Iowa to development and provide for improved economic conditions for the county of Grundy and State of Iowa.

#### **G. PROPOSED PROJECTS**

Potential projects within the Grundy County Industrial Park South Urban Renewal Area may include:

1. TIF District improvements to streets, sewer system and the creation of future water system improvements and other public works projects.
2. Financial support that enables the creation of new taxable value and/or jobs within new and existing businesses and industry.

3. Funds to assist the acquisition of property for development.

An exact dollar figure has yet to be assigned to projects within the TIF District. Initially, it is anticipated that the County will proceed with the use of TIF on a "case by case" basis.

#### H. FINANCIAL DATA

1. Current constitutional debt limit: \$56,100,570
2. Current general obligation debt: \$16,020,000
3. Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for projects over time has not yet been determined. It is estimated that the County's costs for the Proposed Projects (described above) will be in the \$100,000 - \$500,000 range, but future projects that are not determined at this time may be greater than that range. This indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area.

#### I. SPECIAL FINANCING

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the project area, the County may determine to provide financial assistance to qualified private businesses through the making of loans, rebates or grants under all applicable provisions of the Iowa Code, including but not limited to Chapter 15 and 15A, and through the use of tax increment financing under Chapter 403 of the Code of Iowa.

1. Loans, Rebates or Grants. The making of loans or grants of public funds to private businesses within the project area may be deemed necessary or appropriate for economic development purposes and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code of Iowa. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the project area. Alternatively, the County may determine to use available funds for making such loans or grants.

2. Tax Increment Financing. The County may utilize tax increment financing as a means to help pay for the costs associated with the development of the project area. General obligation bonds, tax increment revenue bonds or such other obligations or loan agreements may be issued by the County, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the County):
  - A. Acquiring or contributing to the acquisition of property or constructing public improvements, including but not limited to, streets, sanitary sewers, storm sewers, water mains, parking lots or other facilities;
  - B. Making loans or grants to private businesses, including debt service payments on any bonds or notes issued to finance such loans or grants;
  - C. Providing the local matching share of state or federal grant and loan programs; or
  - D. Providing other incentives for activities described in this Amendment.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

#### J. DEVELOPMENT PLAN

Grundy County has a general plan for the physical development of the County outlined in the Grundy County Comprehensive Plan adopted in 1971 and amended in 2002. The area is zoned M-Manufacturing. This Urban Renewal Plan does not change or in any way replace the County's current land use planning or zoning regulation process. The objectives, type of renewal activities, and Proposed Projects outlined in this Urban Renewal Plan are consistent with the goals and policies identified and adopted as part of the County's planning process.



### **K. AGREEMENT TO INCLUDE AGRICULTURAL LAND**

Because the area being added to the Grundy County Industrial Park South Urban Renewal Area contains land that is being used for agricultural purposes as defined by Iowa Code Section 403.17(3), the County and property owners have entered into agreement by which the property owners agree to allow the County to include real property as "Agricultural Land" in the Urban Renewal Area. A sample of the Agreement is attached as Exhibit C. The original signed agreements are on file with the Grundy County Auditor.

### **L. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions, and for other purposes allowed under the Iowa Urban Renewal law.

The Board of Supervisors may amend this Urban Renewal Plan in accordance with applicable State law.

### **M. PROPERTY ACQUISITION/DISPOSITION/RELOCATION**

Any property acquisition/disposition necessary to accomplish the objectives of this plan will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law. The need for relocation of residents or businesses by the County is not anticipated. If, however, it becomes necessary for the County to become involved, and before a project is approved, a relocation plan will be developed that complies with any applicable requirements.

### **N. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a plan until it is repealed by the County. During the life of the plan, the Board of Supervisors may designate all or any portion of the property covered by this plan as a "tax increment area." With respect to any property covered by this Plan which is included in an ordinance designating that property as a tax increment area, the use of any such incremental property tax revenues is limited to twenty (20) years from the calendar year following the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness or bonds which qualify for payment from the incremental property tax revenues attributable to that property.

## EXHIBIT A

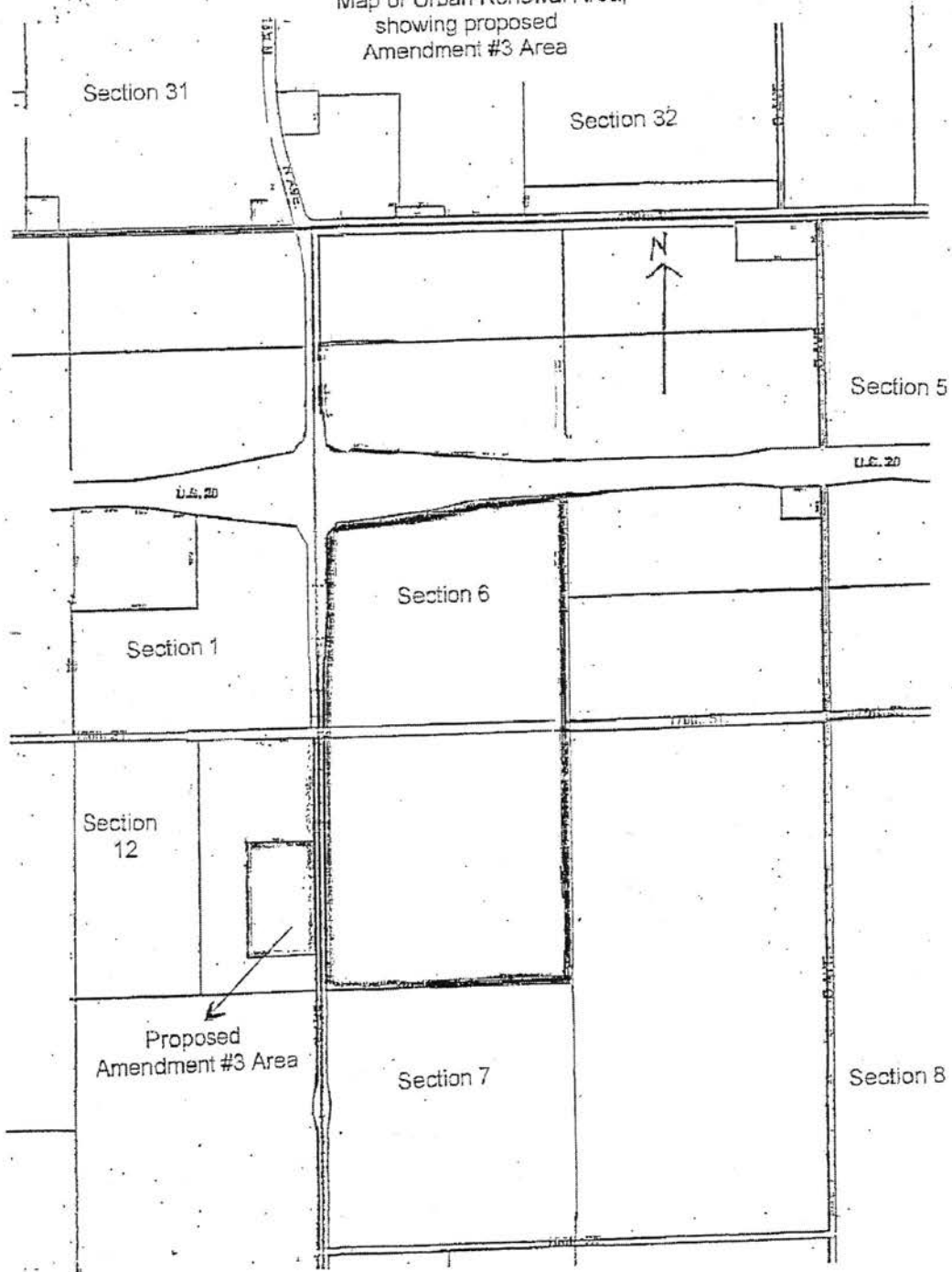
### Grundy County Industrial Park South Urban Renewal Area

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).

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

# EXHIBIT B

Exhibit B  
Map of Urban Renewal Area,  
showing proposed  
Amendment #3 Area



**EXHIBIT C**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND**  
**IN AN URBAN RENEWAL AREA**

This Agreement made and entered into by and between the County of Grundy, State of Iowa (hereinafter called "County"), and the undersigned property owners in the area the County proposes to add to said Grundy County Industrial Park South Urban Renewal Area (hereinafter called "Property Owner(s)").

WITNESSETH:

WHEREAS, the County proposes to adopt an urban renewal plan under Iowa Code Chapter 403 and proceed with activities authorized under that Chapter in the area, including but not limited to the division of revenue under Iowa Code Section 403.19; and

WHEREAS, the legal description for the property to be added to said urban renewal area is 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)

and

WHEREAS, the undersigned Property Owner(s) own(s) "Agricultural Land" within said proposed urban renewal area as defined by Iowa Code Section 403.17(3).

NOW, THEREFORE, be it agreed among the parties hereto as follows:

1. The undersigned Property Owner(s) agree(s) that the County may include all real property owned by the undersigned Property Owner(s) in the proposed urban renewal area described above, including any portions which may be defined as "Agricultural Land" under the provisions of Iowa Code 403.17(3).
2. The undersigned Property Owner(s) further authorize(s) the governing body of the County to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403, and to proceed with activities authorized under said Chapter.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2011.

Presented to the Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2011,  
approved by the Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
County Auditor

Owner's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Contract Purchaser's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Contract Purchaser's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

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By: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Contract Purchaser's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Lien Holder's Name: \_\_\_\_\_  
By: \_\_\_\_\_  
By: \_\_\_\_\_  
Signature-Title, if any: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_