

RESOLUTION NO. 31-2017/2018

RESOLUTION DETERMINING THE NECESSITY AND
SETTING DATES OF A CONSULTATION AND A PUBLIC
HEARING ON A PROPOSED MID-IOWA COOPERATIVE
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 Mid-Iowa Cooperative Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Mid-Iowa Cooperative Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1; and

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

Parcel 548-B located in the NE 1/4 of Section 25, Township 88 North, Range 17, West of the 5th P.M., Grundy County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said Section 25; thence South 00°16'37" East, 1485.00 feet along the east line of said Northeast Quarter; thence South 89°52'06" West, 1176.00 feet; thence North 00°16'37" West, 1485.00 feet to a point on the north line of said Northeast Quarter; thence North 89°52'06" East, 1176.00 feet along said north line to the point of beginning, containing 40.09 acres total including 2.79 acres existing right of way. Subject to easements.

WHEREAS, this Area is within two miles of the City of Holland and the County will enter into a joint agreement with said City to allow the County to operate within the Area; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, County staff has caused there to be prepared a form of 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 form the Mid-Iowa Cooperative Urban Renewal Area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Mid-Iowa Cooperative 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 Mid-Iowa Cooperative Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Mid-Iowa Cooperative 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 Mid-Iowa Cooperative 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 Mid-Iowa Cooperative Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on May 30, 2018, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 10:00 A.M., and the Chairperson of the Board of Supervisors, or his delegate, is hereby appointed to serve as the designated representative of 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 this Resolution and the proposed Mid-Iowa Cooperative 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 MID-
IOWA COOPERATIVE URBAN RENEWAL PLAN FOR
GRUNDY COUNTY, STATE OF IOWA

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 A.M. on May 30, 2018, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa concerning a proposed Mid-Iowa Cooperative 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 Chairperson of the Board of Supervisors, or their delegate, as 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 Mid-Iowa Cooperative 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 _____ day of _____, 2018.

County Auditor, Grundy County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Mid-Iowa Cooperative Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 A.M. on June 18, 2018, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Grundy Register and the Reinbeck Courier, 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 MID-IOWA COOPERATIVE 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 A.M. on June 18, 2018 in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa, to consider adoption of a proposed Mid-Iowa Cooperative Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Grundy County, State of Iowa, legally described as follows:

Parcel 548-B located in the NE 1/4 of Section 25, Township 88 North, Range 17, West of the 5th P.M., Grundy County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said Section 25; thence South $00^{\circ}16'37''$ East, 1485.00 feet along the east line of said Northeast Quarter; thence South $89^{\circ}52'06''$ West, 1176.00 feet; thence North $00^{\circ}16'37''$ West, 1485.00 feet to a point on the north line of said Northeast Quarter; thence North $89^{\circ}52'06''$ East, 1176.00 feet along said north line to the point of beginning, containing 40.09 acres total including 2.79 acres existing right of way. Subject to easements.

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, County 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 economic 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 Chapter 15A of the Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

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 _____ day of _____, 2018.

County Auditor, Grundy County, State of Iowa

(End of Notice)

Section 5. That the proposed Mid-Iowa Cooperative Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Mid-Iowa Cooperative 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 Mid-Iowa Cooperative 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 21st day of May, 2018.



Chairperson, Board of Supervisors

ATTEST:



County Auditor

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

**MID-IOWA COOPERATIVE
URBAN RENEWAL PLAN**

for the

**MID-IOWA COOPERATIVE
URBAN RENEWAL AREA**

GRUNDY COUNTY, IOWA

June 2018

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**Mid-Iowa Cooperative Urban Renewal Plan
for the
Mid-Iowa Cooperative Urban Renewal Area
Grundy County, Iowa**

A. INTRODUCTION

This Mid-Iowa Cooperative Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Mid-Iowa Cooperative Urban Renewal Area (“Area” or “Urban Renewal Area”) 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 new commercial and industrial development.

In order to achieve this objective, Grundy County (the “County”) intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Mid-Iowa Cooperative Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B. The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, Grundy County will designate this Urban Renewal Area as an area that is appropriate for the promotion of economic development.

D. BASE VALUE

If the Mid-Iowa Cooperative Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted and debt is certified prior to December 1, 2018, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2017 will be considered the frozen “base valuation.” If debt is not certified until a later date or if a TIF ordinance is not adopted until later, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt on the Area following the adoption of the TIF ordinance.

E. DEVELOPMENT PLAN/ZONING

Grundy County has a general plan for the physical development of the County as a whole outlined in the Grundy County Comprehensive Land Use Plan, 2004, and the Grundy County, Iowa, Development Ordinance, Ordinance No. 2009-5. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Grundy County Comprehensive Land Use Plan and the Grundy County, Iowa, Development Ordinance.

The Urban Renewal Area is zoned Commercial. This Urban Renewal Plan does not in any way replace or modify the County's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area.

More specific objectives for the development, redevelopment and rehabilitation within the Mid-Iowa Cooperative Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire County.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
7. To improve the conditions and opportunities for commercial and industrial economic development.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Grundy County.

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.

H. ELIGIBLE URBAN RENEWAL PROJECTS

1. Tax Rebate or other Development Agreements

A. *Agreement with Mid-Iowa Cooperative.* The County anticipates entering into a detailed development agreement with Mid-Iowa Cooperative pursuant to which Mid-Iowa Cooperative would construct certain improvements upon a property in the Area, including several grain storage bins, and would hire and retain employees at the

Final

site. To incentivize this development, the County would rebate a portion of the incremental taxes generated by the improvements to Mid-Iowa Cooperative for a period of 10 years, under the terms and following satisfaction of the conditions set forth in the Agreement. The amount of the incentives will not exceed \$1,629,330.20.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$20,000

I. FINANCIAL DATA

1.	July 1, 2017 constitutional debt limit:	\$78,120,122.65
2.	Current outstanding general obligation debt:	\$18,340,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$1,649,330.20 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

K. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the land being added to the Mid-Iowa Cooperative Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the County and agricultural land owner have entered into an agreement in which the agricultural land owner agrees to allow the County to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreement is attached as Exhibit C. The original signed agreements are on file with the County.

K. JOINT CITY/COUNTY AGREEMENT

Because the Mid-Iowa Cooperative Urban Renewal Area is within two miles of the City limits of Holland, Iowa, the County will enter into a joint agreement with the City of Holland, pursuant to Section 403.17 of the *Code of Iowa*, which authorizes the County to carry out urban renewal project activities within the City's two-mile "area of operation."

A copy of the agreement is attached hereto as Exhibit "D." The original signed agreement will be on file with the County.

L. URBAN RENEWAL FINANCING

Grundy County intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within Grundy County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. In addition, 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 Areas. Alternatively, the County may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

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.

M. PROPERTY ACQUISITION/DISPOSITION

No property acquisition by the County is anticipated. If property acquisition/disposition by the County becomes necessary to accomplish the objectives of the Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

N. RELOCATION

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the County and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. 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, to change the boundaries of the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The Board of Supervisors may amend this Plan in accordance with applicable state law.

Q. 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 Board of Supervisors.

With respect to the property included within the Mid-Iowa Cooperative Urban Renewal Area that is also included in an ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first 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 within a TIF Ordinance of the Mid-Iowa Cooperative Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area, for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the County for activities carried out under the Mid-Iowa Cooperative Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF AREA

The Mid-Iowa Cooperative Urban Renewal Area is described as follows:

Parcel 548-B located in the NE 1/4 of Section 25, Township 88 North, Range 17, West of the 5th P.M., Grundy County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said Section 25; thence South $00^{\circ}16'37''$ East, 1485.00 feet along the east line of said Northeast Quarter; thence South $89^{\circ}52'06''$ West, 1176.00 feet; thence North $00^{\circ}16'37''$ West, 1485.00 feet to a point on the north line of said Northeast Quarter; thence North $89^{\circ}52'06''$ East, 1176.00 feet along said north line to the point of beginning, containing 40.09 acres total including 2.79 acres existing right of way. Subject to easements.

EXHIBIT B

MID-IOWA COOPERATIVE URBAN RENEWAL AREA MAP



EXHIBIT C

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE MID-IOWA COOPERATIVE URBAN RENEWAL AREA**

WHEREAS, Grundy County, State of Iowa, (the "County") has proposed to establish the Mid-Iowa Cooperative Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that Grundy County, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of Grundy County, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this _____ day of _____, 2018.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____

Date: _____

Print Name: _____

Witness: _____

Final

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, Grundy County, State of Iowa (the "County") has proposed to establish the Mid-Iowa Cooperative Urban Renewal Area within two miles of the City of Holland, State of Iowa, for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the City Council of the City of Holland, State of Iowa, has reviewed the Mid-Iowa Cooperative Urban Renewal Plan for said Area and has determined that the proposed Area and completion of the eligible projects are in the best interests of the City of Holland, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the City can proceed with said project.

NOW THEREFORE, GRUNDY COUNTY, STATE OF IOWA AND THE CITY OF HOLLAND, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Holland, State of Iowa, hereby agrees and authorizes Grundy County, State of Iowa, to proceed with the Mid-Iowa Cooperative Urban Renewal Area as described in the Mid-Iowa Cooperative Urban Renewal Plan, and the undertaking of the eligible urban renewal projects therein within two miles of the City of Holland.
2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Mid-Iowa Cooperative Urban Renewal Area in Grundy County, State of Iowa, within two miles of the City of Holland, State of Iowa.
3. This Joint Agreement has been duly authorized by the governing bodies Grundy County, State of Iowa and the City of Holland, State of Iowa.

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF HOLLAND, STATE OF IOWA

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

On this _____ day of _____, 2018, before me a Notary Public in and for said County, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Holland, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Grundy County, Iowa

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