

RESOLUTION NO. 35 - 2017/2018

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE MID-IOWA COOPERATIVE URBAN RENEWAL PLAN

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

WHEREAS, 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") described below has been prepared, which proposed Plan has been on file in the office of the County Auditor and which is incorporated herein by reference; and

WHEREAS, this proposed Mid-Iowa Cooperative 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, the proposed Plan adds land to the Area that is outside the City of Holland's corporate limits but within two miles of said limits and within Grundy County, and the City of Holland has consented to said property being included in the Area by entering into a Joint Agreement with the County to include the property within the Area; and

WHEREAS, the proposed Mid-Iowa Cooperative Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owner has been obtained; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Mid-Iowa Cooperative Urban Renewal Plan to be known hereafter as the "Mid-Iowa Cooperative Urban Renewal 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 of Supervisors approval thereof; and

WHEREAS, creation of the Mid-Iowa Cooperative Urban Renewal Area and adoption of the Mid-Iowa Cooperative Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the County as being in conformity with the general plan for development of the County as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on May 21, 2018, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Mid-Iowa Cooperative Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Mid-Iowa Cooperative Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Chairperson of the Board of Supervisors, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Mid-Iowa Cooperative Urban Renewal Plan for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Grundy Register and the Reinbeck Courier, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Mid-Iowa Cooperative Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Mid-Iowa Cooperative Urban Renewal Plan" for the area of Grundy County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall

hereinafter be known as the "Mid-Iowa Cooperative Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

Section 2. This Board further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Mid-Iowa Cooperative Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Mid-Iowa Cooperative Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.



Section 3. That the Mid-Iowa Cooperative Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.


Section 4. That the Mid-Iowa Cooperative Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Mid-Iowa Cooperative Urban Renewal Plan for the Mid-Iowa Cooperative Urban Renewal Area"; the Mid-Iowa Cooperative Urban Renewal Plan for such Area, and all exhibits thereto, are hereby in all respects approved; the Chairperson is authorized to execute the Joint City Agreement with the City of Holland; and the County Auditor is hereby directed to file a certified copy of the Mid-Iowa Cooperative Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Mid-Iowa Cooperative Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Mid-Iowa Cooperative Urban Renewal Plan shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Grundy County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 18<sup>th</sup> day of June, 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**

*Exhibit 1*

Final Version

## TABLE OF CONTENTS

### ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN/ZONING
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL DATA
- J. AGREEMENT TO INCLUDE AGRICULTURAL LAND
- K. JOINT CITY/COUNTY AGREEMENT
- L. URBAN RENEWAL FINANCING
- M. PROPERTY ACQUISITION/DISPOSITION
- N. RELOCATION
- O. STATE AND LOCAL REQUIREMENTS
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD
- R. REPEALER AND SEVERABILITY CLAUSE

### ***EXHIBITS***

- A. LEGAL DESCRIPTION OF AREA
- B. URBAN RENEWAL AREA MAP
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND
- D. JOINT CITY-COUNTY AGREEMENT

**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

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	<b>Not to exceed \$20,000</b>

**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

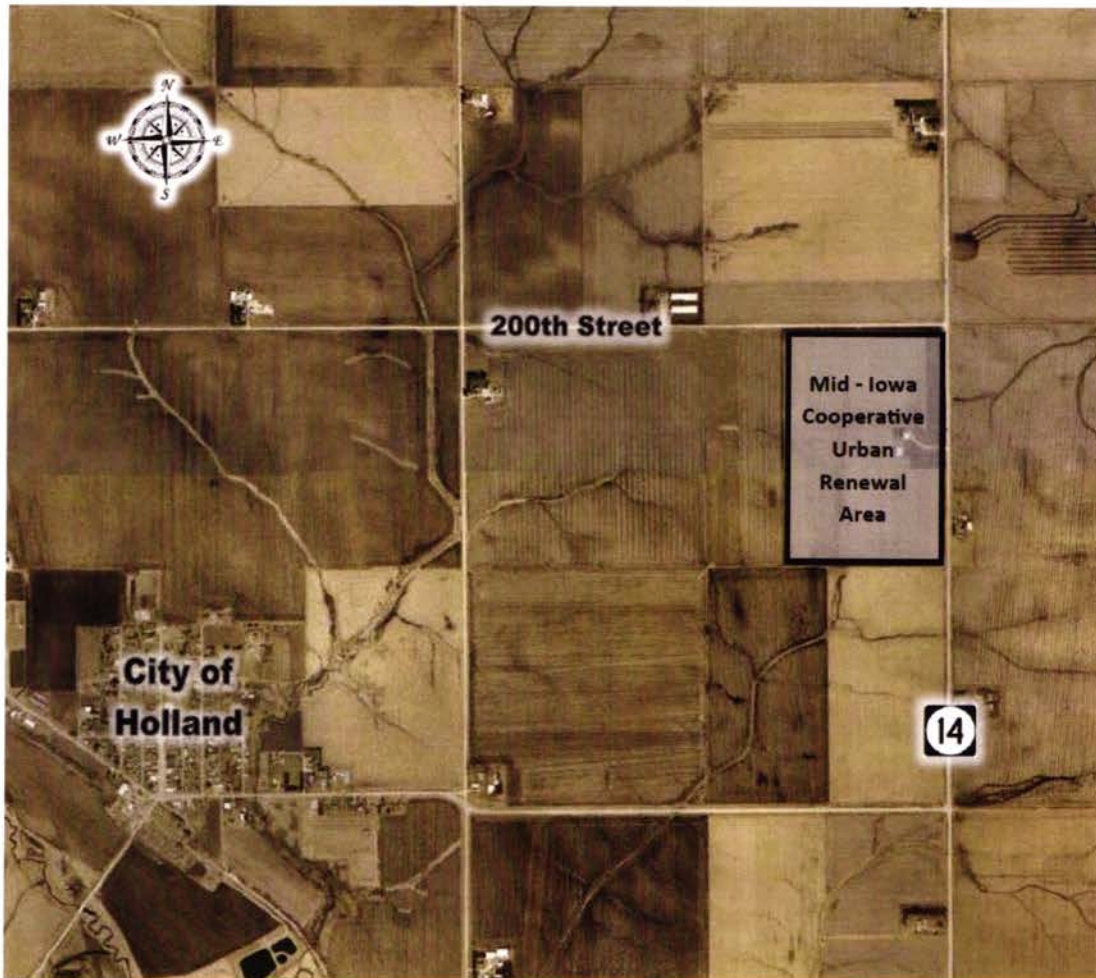
The Mid-Iowa Cooperative Urban Renewal Area is described as follows:

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 12<sup>th</sup> day of June, 2018.

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

Signature: Michael T. Kehley

Date: 6-12-18

Print Name: Michael T. Kehley

Witness: [Signature]

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 5<sup>th</sup> day of June, 2018.

CITY OF HOLLAND, STATE OF IOWA

Art Borchardt  
Mayor

ATTEST:

Kristy Sawyer  
City Clerk

STATE OF IOWA )  
COUNTY OF GRUNDY ) SS

On this 5<sup>th</sup> day of June, 2018, before me a Notary Public in and for said County, personally appeared Scott Borchardt and Kristy Sawyer 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.

Kendra D Lufkin  
Notary Public in and for Grundy County, Iowa

01434396-1V15809-037



Final

