

HEARING AND APPROVAL OF 2019 AMENDMENT TO THE SOUTHWEST BYPASS URBAN RENEWAL AREA

419381-83

Charles City, Iowa

December 16, 2019

The Board of Supervisors of Floyd County, Iowa, met on December 16, 2019, at 9:00 o'clock, a.m., at the Floyd County Courthouse Board Room, Charles City, Iowa, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Chairperson presided and the roll being called the following members of the Board were present and absent:

Present: Schwickerath, Kamm, Tjaden

Absent: _____

The Board of Supervisors investigated and found that notice of the intention of the Board to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written objections from any resident or property owner of the County. All written objections, statements, and evidence heretofore filed were reported to the Board, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

None

There being no further objections, comments, or evidence offered, the Chairperson announced the hearing closed.

Board Member Tjaden moved the adoption of a resolution entitled "A Resolution to Approve Urban Renewal Plan Amendment for the Southwest Bypass Urban Renewal Area," seconded by Board Member Schwickerath After due

consideration, the Chairperson put the question on the motion and the roll being called, the following named Board Members voted:

Ayes: Tjaden, Schwickerath, Kamm

Nays: _____.

Whereupon, the Chairperson declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 43-19

Resolution to Approve Urban Renewal Plan Amendment for the Southwest Bypass
Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, the Board of Supervisors (the "Board") of Floyd County, Iowa (the "County"), in cooperation with the City of Charles City, Iowa, by prior resolution established the Southwest Bypass Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which would facilitate the undertaking of a new urban renewal project (the "Project") in the Urban Renewal Area consisting of providing tax increment financing support to Croell, Inc. (the "Company") in connection with the construction by the Company of a new cement storage facility for use in the Company's business operations in the Urban Renewal Area; and

WHEREAS, notice of a public hearing by the Board, on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on December 16, 2019; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the Charles City Community School District and Charles City, Iowa; the consultation meeting was held on the 2nd day of December, 2019; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors Floyd County, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this Board as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the County;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.


C. It is not anticipated that families will be displaced as a result of the County's undertakings under the Amendment. Should such issues arise with future projects, then the County will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 16, 2019.


Chairperson, Board of Supervisors

Attest:


County Auditor

(Attach copy of the urban renewal plan amendment to this resolution.)

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Upon motion and vote, the meeting adjourned.


Chairperson, Board of Supervisors

Attest:


County Auditor

FLOYD COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT
SOUTHWEST BYPASS URBAN RENEWAL AREA

December, 2019

Floyd County, Iowa (the "County") and the City of Charles City, Iowa (the "City") have jointly established the Southwest Bypass Urban Renewal Area (the "Urban Renewal Area"). The Urban Renewal Plan (the "Plan") for the Urban Renewal Area is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Croell, Inc. Expansion Project

Name of Urban Renewal Area: Southwest Bypass Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of Project and Project Site: Croell, Inc. (the "Company") has proposed to undertake the construction of a new cement storage facility (the "Project") situated at 2638 210 Street (the "Property") in the Urban Renewal Area for use in the Company's business operations.

It has been requested that the County or the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the County and the City in providing tax increment financing assistance to the Company may include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$10,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the County will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the County will acquire real property in connection with the Project.

Description of Use of TIF for the Project: It is intended that either the County or the City will enter into a Development Agreement with the Company in connection with the Project and provide annual appropriation economic development payments (the

“Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the total commitment of incremental property tax revenues with respect to the Project will not exceed \$250,000, plus the Admin Fees.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$74,762,262</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with December, 2019 Amendment*:	<u>\$ 260,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

STATE OF IOWA

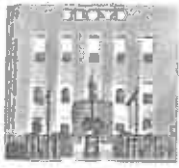
SS:

COUNTY OF FLOYD

I, the undersigned, County Auditor of Floyd County, do hereby certify that as such I have in my possession or have access to the complete records of the County and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the records relating to the action taken by the Board preliminary to and in connection with approving the urban renewal plan amendment for the Southwest Bypass Urban Renewal Area in Floyd County, Iowa.

WITNESS MY HAND this 26th day of December, 2019.

Maria A Carr
County Auditor



Floyd County Board of Supervisor

Doug Hunsicker * Linda Tjaden * Roy Schwickerath

DATE: November 20, 2019

TO: Mike Fisher, Superintendent, Charles City Community School District
Mayor, City of Charles City, Iowa

FROM: Board of Supervisors
Floyd County, Iowa

RE: Southwest Bypass Urban Renewal Area/2019 Amendment

The Board of Supervisors of Floyd County is in the process of amending an urban renewal area, and, pursuant to Section 403.5 of the Code of Iowa, the Board is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for December 2, 2019, at 9 o'clock a.m. at the Charles City Council Chambers in Charles City, Iowa. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The Board will also hold a public hearing on this urban renewal plan amendment at 9:15 o'clock a.m. on December 16, 2019, and a copy of the notice of hearing is enclosed for your information.

Please call our County Auditor at (641) 257-6131 if you have questions.

Enclosures