

RESOLUTION NO. 2024-09

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve an Urban Renewal Plan Amendment for the Worth County Consolidated 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 development 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 Worth County, Iowa (the “County”) by resolution previously established the Worth County Consolidated 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, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) described on Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the 2024-2025 County Facilities Improvements Project including acquiring a portion of the Property, renovating certain buildings situated thereon and constructing new buildings thereon for use by the County’s Secondary Roads and County Conservation Departments; and renovating existing County facilities currently used by the County Conservation Department for future use by the Sheriff, EMA and Public Health Departments; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the City of Northwood, Iowa (the “City”), and a certain agreement (the “Joint Agreement”) has been executed by the City to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

WHEREAS, notice of a public hearing by the Board on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Urban Renewal Area 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 March 18, 2024; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Amendment; 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 Northwood-Kensett Community School District, the Lake Mills Community School District, the St. Ansgar Community School District, the Central Springs Community School District, and the City, and the consultation meeting was held on March 1, 2024; 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 of Worth County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the March, 2024 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment are 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 any families will be displaced in connection with the County's undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreement on behalf of the County.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 18, 2024.



Chairperson

Attest:



County Auditor

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

WORTH COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT
WORTH COUNTY CONSOLIDATED URBAN RENEWAL AREA

March, 2024

The Urban Renewal Plan (the "Plan") for the Worth County Consolidated Urban Renewal Area (the "Urban Renewal Area") of Worth County, Iowa (the "County") is being amended for the purposes of (1) adding property to the Urban Renewal Area; and (2) identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the March, 2024 Addition to the Urban Renewal Area. With the adoption of this Amendment, the County will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) 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: 2024-2025 County Facilities Improvements Project

Date of Board Approval of Project: March 18, 2024

Description of Project: The County will acquire a portion of the Property (as defined in Section 1 of this Amendment and identified on Exhibit A hereto) and undertake the renovation of certain buildings situated thereon and the construction of new buildings thereon for use by the County's Secondary Roads and County Conservation Departments.

The County will also undertake the renovation of an existing facility currently used by the County Conservation Department for future use by the Sheriff, EMA and Public Health Departments.

It is expected that the completed 2024-2025 County Facilities Improvements Project will have a direct, positive impact on increased and improved commerce and economic development in the Urban Renewal Area through the provision of enhanced County services and facilities.

Description of Properties to be Acquired in Connection with Project: The County will acquire a portion of the Property as defined in Section 1 of this Amendment and identified on Exhibit A hereto.

Description of Use of TIF: It is anticipated that the County will pay for the 2024-2025 County Facilities Improvements Project with either borrowed funds and/or the proceeds

of internal advances of County funds on-hand. In any case, a portion of the County's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the County's use of incremental property tax revenues for the 2024-2025 County Facilities Improvements Project will not exceed \$6,000,000, plus any interest expense incurred by the County on any borrowing undertaken for the 2024-2025 County Facilities Improvements Project.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the County has analyzed its proposed use of incremental property tax revenues for the funding of the 2024-2025 County Facilities Improvements Project and alternative development and funding options for the 2024-2025 County Facilities Improvements Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The Board of Supervisors has determined that a need exists to update certain county facilities. The 2024-2025 County Facilities Improvements Project will improve the administrative services facilities the County's Conservation, Secondary Roads, Sheriffs, EMA and Public Health Departments. It has been determined that improved administrative facilities will enable the County to better provide the essential services of the aforementioned departments that are crucial to economic development in the Urban Renewal Area. There are no other development options feasible on the properties on which the 2024-2025 County Facilities Improvements Project will be located.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues are unavailable to assist with the 2024-2025 County Facilities Improvements Project because such Revenues have been allocated to other projects in the County.

* Property Tax Levies/General Fund: The annual proceeds from the County's property tax levies are fully committed to maintain the operational integrity of the County. Further, the County cannot access its General Fund reserves to aid in the 2024-2025 County Facilities Improvements Project funding without risking unsound fiscal practice.

*Debt Service Levy: It is not feasible for the County to issue general obligation indebtedness for the 2024-2025 County Facilities Improvements Project without the ability to assure the taxpayers of the County that tax increment financing will be available to assist with a portion of the financing for the 2024-2025 County Facilities Improvements Project. The use of tax increment financing will lessen the burden on individual taxpayers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the County's successful economic development initiatives in the Urban Renewal Area.

3) 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 County:	<u>\$72,587,076</u>
Outstanding general obligation debt of the County:	<u>\$</u>
Proposed debt to be incurred in connection with this March, 2024 Amendment:	<u>\$ 6,000,000</u>

EXHIBIT A
 Legal Description
 Expanded Worth County Consolidated Urban Renewal Area
 (March, 2024 Addition)

That part of the Southeast Quarter of Section 28, Township 100 North, Range 20 West of the 5th P.M., Town of Northwood, Worth County, Iowa, said part also being a part of Parcel H as shown and described in Plat of Survey of record filed May 9, 2014, in Fee Book 20140422 in the Office of the Worth County Recorder, and said part described as follows: Commencing at the Southwest Corner of said Southeast Quarter; thence S 89° 35' 18" E, 297.83 feet (recorded as S 89° 35' 18" E, 297.83 feet) along the Southerly line of said Southeast Quarter to a point of intersection with the centerline of 17th Street North, in said Town of Northwood; thence N 00° 06' 24" W, 661.29 feet (recorded as N 00° 06' 24" W, 661.29 feet) along said centerline to the Southwest Corner of said Parcel H; thence continuing N 00° 06' 24" W, 176.12 feet) along said centerline and along the Westerly line of said Parcel H to a point on the Northerly right of way line of 2nd Avenue North in said Town of Northwood, said point also being a Corner of said Parcel H and said point also being the Point of Beginning; thence N 89° 09' 52" W, 253.87 feet (recorded as N 89° 09' 52" W, 253.87 feet) along said Northerly right of way line and along the Southerly line of said Parcel H to a point on the Easterly right of way line of 16th Street North in said Town of Northwood, said point also being the Southwest Corner of said Parcel H; thence N 00° 19' 25" W, 395.02 feet (recorded as N 00° 19' 25" W, 395.02 feet) along said Easterly right of way line and along the Westerly line of said Parcel H to the Northwest Corner of said Parcel H; thence S 89° 32' 26" E, 255.35 feet (recorded as S 89° 32' 26" E, 255.35 feet) along the Northerly line of said Parcel H to a Corner of said Parcel H; thence S 00° 06' 24" E, 109.50 feet (recorded as S 00° 06' 24" E, 109.50 feet) along the Westerly line of said Parcel H to a Corner of said Parcel H; thence S 89° 32' 26" E, 214.50 feet (recorded as S 89° 32' 26" E, 214.50 feet) along the Northerly line of said Parcel H to a Corner of said Parcel H; thence N 00° 06' 24" W, 214.50 feet (recorded as N 00° 06' 24" W, 214.50 feet) along the Westerly line of said Parcel H to the Northwest Corner of said Parcel H, said point also being 16.50 feet Northerly, measured at a right angle, from the Northerly line of said Southwest Quarter of the Southeast Quarter; thence S 89° 32' 26" E, 390.76 feet (recorded as S 89° 32' 26" E, 390.76 feet) along the Northerly line of said Parcel H to the Northeast Corner of said Parcel H; thence S 00° 14' 37" E, 492.19 feet (recorded as S 00° 14' 37" E) Along the Easterly line of said Parcel H to a point 185.36 feet Northerly, measured along said Easterly line, from the Southeast Corner of said Parcel H; thence N 89° 14' 49" W, 606.48 feet to a point on the Northerly extension of said centerline; thence S 00° 06' 24" E, 12.59 feet along said centerline to the Point of Beginning; said Lot 1 of Parcel H containing 8.08 acres subject to any easements of record;

AND

The North One-half (N $\frac{1}{2}$) of the West Eleven-sixteenths (W $\frac{11}{16}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-eight (28), in Township One Hundred (100) North, of Range Twenty (20), West of the 5th P.M., Worth County, Iowa, except that portion included in Depot Grounds of Northwood; Also One

(1) rod in width off the South end of the West Eleven-sixteenths (W 11/16) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-eight (28), except that portion included in Depot Grounds of Northwood; Both of said tracts also described as follows: Commencing Eighteen (18) rods East and Forty (40) rods North of the Southwest Corner (SW Cor) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), in Township One Hundred (100) North, of Range Twenty (20), West of the 5th P.M., Worth County, Iowa; running thence East Thirty-seven (37) rods; thence North Forty-one (41) rods; thence West Thirty-seven (37) rods; thence South Forty-one (41) rods to the place of beginning; excepting therefrom the following: Beginning Eighteen (18) rods East and Eighty (80) rods North of the Southwest Corner (SW Cor) of the Southeast Quarter (SE ¼) of said Section Twenty-eight (28); running thence North One (1) rod; thence East Thirteen (13) rods; thence South Thirteen (13) rods; thence West Thirteen (13) rods; thence North Twelve (12) rods to place of beginning. Excepting therefrom that part of the Southeast Quarter (SE ¼) in Section Twenty-eight (28), Township One Hundred (100), Range Twenty (20) West of the 5th P.M., Worth County, Iowa, as described and depicted in a Warranty Deed dated May 23, 2014 and recorded in the office of the Worth County Recorder on May 28, 2014 in Document No. 20140476;

AND

Lot One (1), and the North Thirty-four (34) feet of Lot Two (2), in Block Sixty-eight (68), in the Town of Northwood.

••••

Upon motion and vote, the meeting adjourned.



Chairperson

Attest:



County Auditor