

Board Member Ross then introduced the following Resolution entitled "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 GRUNDY COUNTY INDUSTRIAL PARK SOUTH URBAN RENEWAL PLAN" and moved that the same be adopted. Board Member Schildroth seconded the motion to adopt. The roll was called and the vote was,

AYES: Ross, Schildroth, Smith, Bakker, and Riekens

NAYS: None

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

RESOLUTION #40-2010/2011

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 GRUNDY COUNTY INDUSTRIAL PARK SOUTH 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 Grundy County Industrial Park South Urban Renewal Plan for the area described below has been prepared, which proposed Plan is on file in the office of the County Auditor and which is incorporated herein by reference; 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 5th 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 has been obtained; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the proposed Grundy County Industrial Park South Urban Renewal Plan to be known hereafter as the "Grundy County Industrial Park South Urban Renewal Plan"; and

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 of Supervisors approval thereof; and

WHEREAS, creation of the Grundy County Industrial Park South Urban Renewal Area and adoption of the Grundy County Industrial Park South 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 April 4, 2011, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Grundy County Industrial Park South Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Grundy County Industrial Park South 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 Designated Representative 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 Grundy County Industrial Park South 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, The Record, 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 Grundy County Industrial Park South 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 "Grundy County Industrial Park South 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 "Grundy County Industrial Park South 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 Grundy County Industrial Park South 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 Grundy County Industrial Park South Urban Renewal Area:

1. 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.

2. 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 Grundy County Industrial Park South 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 Grundy County Industrial Park South Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Grundy County Industrial Park South Urban

Renewal Plan for the Grundy County Industrial Park South Urban Renewal Area"; the Grundy County Industrial Park South Urban Renewal Plan for such area is hereby in all respects approved; and the County Auditor is hereby directed to file a certified copy of the Grundy County Industrial Park South Urban Renewal Plan with the proceedings of this meeting.

Section 5. That the Grundy County Industrial Park South 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 Grundy County Industrial Park South 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 2nd day of May, 2011.

Barbara L. Smith
Chairperson, Board of Supervisors

ATTEST:

Mary L. Schmidt
County Auditor

[Attach Plan to this Resolution marked as Exhibit No. 1]



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 5th 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

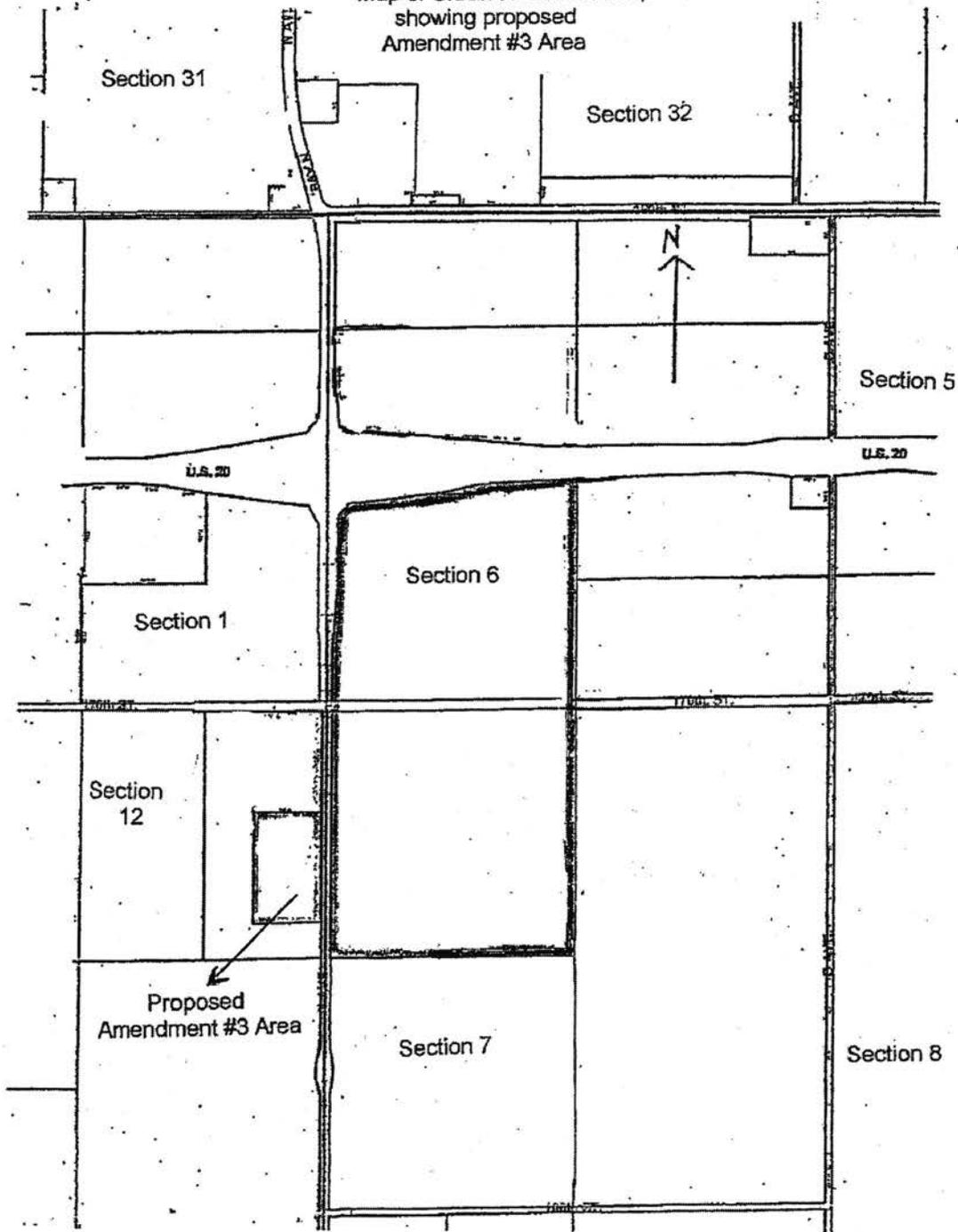


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN AN URBAN RENEWAL AREA

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 5th 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 2nd day of May, 2011,
approved by the Board of Supervisors on the 2nd day of May, 2011.

Mary L. Schmidt
County Auditor

Owner's Name: Ronald Flater
By: Ronald Flater
Date: April 28, 2011
Witness: Mary L. Schmidt

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: _____

Contract Purchaser's Name: _____
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: _____

ORIGINAL

STATE OF IOWA
GRUNDY COUNTY RECORDED

11 MAY -5 PM 2: 33

BOOK 2011 PAGE 0879
CHARLES E. KRUSE, RECORDER

BY Mary Schmitt DEPUTY

Type of Document: RESOLUTION ADOPTING GRUNDY COUNTY
INDUSTRIAL PARK SOUTH URBAN RENEWAL PLAN
(Including Plan marked as Exhibit 1)

Return Document to: Mary Schmidt
County Auditor
706 G Avenue
Grundy Center, IA 50638

Preparer Information: Patricia J. Martin
Ahlers & Cooney, P.C.
100 Court Ave., Ste. #600
Des Moines, IA 50309
(515) 243-7611

Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION: See Resolution, page 4 (Resolution #40-2010/2011)

Book & Page of previously recorded documents:

688329.1

ORIGINAL

COUNTY RECORDER'S CERTIFICATE

I, Charles E. Kruse, County Recorder of Grundy County, State of Iowa, hereby certify on the 5th day of May, 2011, there was filed in my office a true and correct copy of the Grundy County Industrial Park South Urban Renewal Plan and the Resolution adopting same for the Grundy County Industrial Park South Urban Renewal Area, of Grundy County, State of Iowa, approved by the Board of Supervisors on the 2nd day of May, 2011, the original of which is on file on Book 2011, Page 0879, in the records of the undersigned County Recorder.

Dated this 5th day of May, 2011.



15809.028 # 688328.1

Charles E. Kruse by MLP
County Recorder of Grundy County,
State of Iowa