

February 29, 2016

The Board of Supervisors of Grundy County, State of Iowa, met in regular session, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Barbara L. Smith in the chair, and the following named Board Members:

Charles Bakker, James Ross, Harlyn Rickena,

and Mark A. Schildroth

Absent: None

Board Member Ross then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE MEMORIAL HOSPITAL URBAN RENEWAL PLAN IN GRUNDY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Rickena seconded the motion to adopt. The roll was called and the vote was,

AYES: Bakker, Ross, Rickena,

Schildroth, and Smith

NAYS: None

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

RESOLUTION NO. 36 - 2015/2016

RESOLUTION SETTING DATES OF A CONSULTATION
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT
NO. 1 TO THE MEMORIAL HOSPITAL URBAN RENEWAL
PLAN IN GRUNDY COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 40-2008/2009, adopted April 13, 2009, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Memorial Hospital Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Memorial Hospital Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Grundy County; and

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

The overall ownership of the Grundy County Memorial Hospital located in Section 7 of Township 87 North, Range 16 West of the 5th P.M., being within the city limits of the City of Grundy Center, Grundy County, Iowa, is described as:

Commencing at the Southeast Corner of Block One of Ady's First Addition to Grundy Center, thence South 90°00'00" East 80' along the north line of J Avenue to the point of beginning; thence North 01°10'16" West 276.51'; thence North 00°23'17" West 354.97'; thence North 88°20'48" East 399.64'; thence North 00°23'19" West 156.88'; thence North 00°26'22" West 150'; thence North 88°16'35" East 199.96'; thence South 00°24'12" East 200.01'; thence South 00°25'20" East 261.58'; thence South 00°24'13" East 479.43'; thence South 88°34'11" West 595.97' to the point of beginning.

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), 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 update the description 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, as amended; and

WHEREAS, this proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan adds no new land; and

WHEREAS, considering the Urban Renewal Area resides within the geographic limitations of the City of Grundy Center, Iowa, the statute requires a "Joint Agreement" between the City and the County be entered into regarding the establishment of the Area within the City's area of operation; such agreement has been entered into and is Exhibit C to the Original 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 Amendment No. 1 to the Memorial Hospital 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 Amendment No. 1 to the Memorial Hospital 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 Amendment 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 Amendment No. 1 to the Memorial Hospital Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 7 day of March, 2016, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 10:00 A.M., and the County Auditor 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 Amendment No. 1 to the Memorial Hospital 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
AMENDMENT NO. 1 TO THE MEMORIAL HOSPITAL
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 March 7, 2016, in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa concerning a proposed Amendment No. 1 to the Memorial Hospital 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 Amendment.

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 County Auditor 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 Amendment No. 1 to the Memorial Hospital 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 _____, 2016.

County Auditor, Grundy County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 A.M. on March 28, 2016, 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 "The Grundy Register" and "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 AMENDMENT NO. 1 TO THE MEMORIAL
HOSPITAL URBAN RENEWAL PLAN FOR AN 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 March 28, 2016 in the Board Room, County Courthouse, 706 G Avenue, Grundy Center, Iowa, to consider adoption of a proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Grundy County, State of Iowa, legally described as follows:

The overall ownership of the Grundy County Memorial Hospital located in Section 7 of Township 87 North, Range 16 West of the 5th P.M., being within the city limits of the City of Grundy Center, Grundy County, Iowa, is described as:

Commencing at the Southeast Corner of Block One of Ady's First Addition to Grundy Center, thence South 90°00'00" East 80' along the north line of J Avenue to the point of beginning; thence North 01°10'16" West 276.51'; thence North 00°23'17" West 354.97'; thence North 88°20'48" East 399.64'; thence North 00°23'19" West 156.88'; thence North 00°26'22" West 150'; thence North 88°16'35" East 199.96'; thence South 00°24'12" East 200.01'; thence South 00°25'20" East 261.58'; thence South 00°24'13" East 479.43'; thence South 88°34'11" West 595.97' to the point of beginning.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Grundy Center, Iowa.

The general scope of the urban renewal activities under consideration in the Amendment 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 Amendment. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan, as amended. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would update the description of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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.

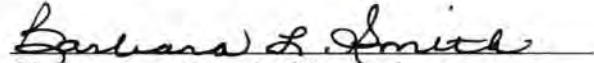
Dated this _____ day of _____, 2016.

County Auditor, Grundy County, State of Iowa


(End of Notice)

Section 5. That the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 29th day of February, 2016.


Chairperson, Board of Supervisors

ATTEST:


County Auditor

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

AMENDMENT NO. 1

TO

MEMORIAL HOSPITAL URBAN RENEWAL PLAN

FOR THE

MEMORIAL HOSPITAL URBAN RENEWAL AREA

GRUNDY COUNTY, IOWA

April 2009
Amendment No. 1 – 2016

EXHIBIT “1”

AMENDMENT NO. 1
To
MEMORIAL HOSPITAL URBAN RENEWAL PLAN
GRUNDY COUNTY, IOWA

The Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Memorial Hospital Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 2009, is being amended to update the description of proposed projects to be undertaken within the Urban Renewal Area. No land is being added to the Area by this Amendment.

Except as modified by this Amendment, the provisions of the original Memorial Hospital Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

AREA DESIGNATION

The Area originally was designated as appropriate for the promotion of non-residential economic development. The Area continues to be appropriate for non-residential economic development.

DEVELOPMENT PLAN/ZONING

The County has a general plan for the physical development in the County as a whole outlined in the Grundy County Comprehensive Plan adopted April 19, 2004. The goals and objectives of this Plan, as amended, including the urban renewal projects identified therein, are in conformity with the County's Comprehensive Plan.

The Urban Renewal Area is zoned C-2 Commercial. The Urban Renewal Plan, as amended, does not in any way replace or modify the County or Grundy Center's (the "City") current land use planning or zoning regulation process.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities for new and existing economic development within the Area. More specific objectives for the development, redevelopment and rehabilitation within the Memorial Hospital 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 encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible and attractive to do business in Grundy County.
3. To improve the conditions and opportunities for economic development.
4. To help develop a sound economic base that will serve as the foundation for future growth and development.
5. To help provide access to better health care facilities that will improve the quality of life in the region and will increase the overall liability and development potential of the County as well as allow for new growth.

TYPES OF RENEWAL ACTIVITIES

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

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To make or have made surveys and plans necessary for the implementation of specific urban renewal projects.
3. To borrow money or issue bonds and use the proceeds to help finance the cost of improvements to the Grundy County Memorial Hospital.
4. To use other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Grundy County.

PROPOSED URBAN RENEWAL PROJECTS (Amendment No. 1)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Urban Renewal Plan, the Proposed Urban Renewal Projects under this Amendment No. 1 include:

Project	Estimated Dates:	Cost Estimate	Rationale
Repairs, remodeling, and improvements to the Grundy County Memorial Hospital, including but not limited to the renovation of the 1952 second floor and the expansion and enhancements to the specialty clinic and radiology areas, including, without limitation, exterior and mechanical improvements and upgrades, expansion of the specialty clinic space and relocation of administration and other support function areas, the renovation of and improvements to the radiology department including a separate private area dedicated to women's health services, and other related land and site improvements.	2016-2018	The total cost of the Project is currently estimated not to exceed \$7,850,000, but it is anticipated that the maximum amount of indebtedness the County will incur in support of the Project is \$5,100,000. In addition, the County's indebtedness is anticipated to be abated/refunded by contributions/payments from the Hospital.	It is anticipated that access to better health care facilities will improve the quality of life in the region and will increase the overall viability and development potential of the County as well as allow for new growth. The County does not contemplate utilizing taxes resulting from a division of revenue under Iowa Code section 403.19 (TIF) to fund this project.

Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

DEBT

1.	July 1, 2015 constitutional debt limit:	\$78,574,741
2.	Current outstanding general obligation debt:	\$14,640,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for Proposed Urban Renewal Project (Amendment No. 1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the County's debt limit be exceeded. The County 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. These projects will be considered, and if approved, will occur over a number of years. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Project (Amendment No. 1) as described above will be approximately as stated in the next column:	<p>\$7,850,000 in total Project costs</p> <p>\$5,100,000 in indebtedness to be incurred by the County in support of the Project</p> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p>

PUBLIC BUILDING ANALYSIS

Although the urban renewal project identified in this Amendment -- the Grundy County Memorial Hospital project-- involves a public building, the County does not anticipate using taxes resulting from a division of revenue under Iowa Code section 403.19 (TIF) to fund that project. Accordingly, the County is not required to furnish a public building analysis as described in Iowa Code Section 403.5(2)(b)(1).

Should the County decide to utilize TIF to fund any portion of the proposed Grundy County Memorial Hospital project, the County will amend this Plan accordingly and provide a public building analysis.

URBAN RENEWAL FINANCING

Grundy County has the statutory authority and intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions.

A. General Obligation Bonds or Notes

Under Chapters 331 and 403 of the Iowa Code, the County has the authority to issue and sell general obligation bonds for specified purposes, including the aiding in the planning, undertaking and carrying out of urban renewal projects within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. In addition, the County's indebtedness is anticipated to be abated/refunded by contributions/payments from the Hospital.

B. Loans or Grants.

In accordance with Chapters 15, 15A, 403 or any other applicable provision of the Iowa Code, the County may determine to make loans or grants of public funds for economic development purposes to support the purposes of the Plan. Alternatively, the County may determine to use available funds for making such loans or grants for urban renewal projects.

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 or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

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.

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.

COUNTY/CITY AGREEMENTS

Because the Memorial Hospital Urban Renewal Area is located within the corporate limits of the City of Grundy Center, the County has entered into a joint agreement with the City, pursuant to Section 403.17 of the Code of Iowa, which authorizes the County to carry out project activities within the City's corporate limits. *See* Exhibit C to the original Plan.

URBAN RENEWAL PLAN AMENDMENTS

The Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding or modifying urban renewal projects, or to modify objectives or types of renewal activities. The Board of Supervisors may amend this Plan in accordance with applicable state law.

EFFECTIVE DATE

This Amendment No. 1 will become effective upon its adoption by the County Board of Supervisors. Notwithstanding anything to the contrary in the Urban Renewal Plan or any prior resolution or document, the Urban Renewal Plan, as amended, shall remain in effect until it is repealed by the County Board of Supervisors.

REPEALER

Any parts of the Plan in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.

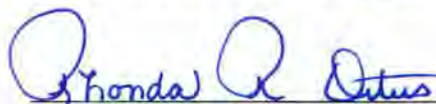
01212531-1\15809-032

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

I, the undersigned County Auditor of Grundy County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this 29th day of February, 2016.


County Auditor, Grundy County, State of Iowa

(SEAL)

NOTICE AND CALL TO PUBLIC MEETING

Governmental Body: Grundy County Board of Supervisors

Date of Meeting: February 29, 2016

Place of Meeting: Supervisors' Room
Grundy County Courthouse, 706 G Ave., Grundy Center, Iowa

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Supervisors of Grundy County, Iowa, will meet at the date, time, and place set forth herein.

Tentative agenda for said meeting is as follows:

1. Call to order and taking of roll – 9:00 A.M.
2. Reading of minutes of the previous meeting.
3. Business items:


9:00 – Smokey Doyle, Bruening Rock Products, Inc.
Review products and services available

9:10 – Gary Mauer, County Engineer
Final Payment Voucher ER-CO38(92)—58-38, Bridge D-19
2016 Driveway Policy
Fuel Quotes
Department update

- Resolution #36-2015/2016 setting dates for a consultation and a public hearing on proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan in Grundy County, State of Iowa
- Review and possible action on Middle Cedar Watershed Management Improvement Authority Agreement and Resolution #37-2015/2016 approving Articles of Agreement creating Middle Cedar Watershed Management Authority
- Beaver Township – FY2015 Annual Report
- Approve renewal worksheet for IMWCA and authorize chairperson to sign the same
- Updates on various board and committee meetings

4. Adjournment

This notice is given by the direction of the Grundy County Board of Supervisors pursuant to chapter 21.4 of the Code of Iowa. If you have a disability requiring special meeting accommodations, please call 319-824-5813.


Rhonda R. Deters, County Auditor