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Travis Case, County Recorder, Grundy County Iowa



Type of Document: RESOLUTION ADOPTING AMENDMENT NO. 1 TO THE
MEMORIAL HOSPITAL URBAN RENEWAL PLAN
(INCLUDING AMENDMENT NO. 1 LABELED AS
EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)

Return Document to: Rhonda Deters
Grundy County Auditor
706 G Avenue
Grundy Center, IA 50638

Preparer Information: Nathan J. Overberg
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 1.
01215999-1\15809-032

March 28, 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

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan, the Chairperson first asked for the report of the County Auditor with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Board was informed that the consultation was duly held as ordered by the Board, and that no written recommendations were received from affected taxing entities. The report of the County Auditor with respect to the consultation was placed on file for consideration by the Board.

The Chairperson then asked the County Auditor whether any written objections had been filed with respect to the proposed Amendment, and the County Auditor reported that no written objections thereto had been filed. The Chairperson then called for any oral objections to the adoption of the Amendment No. 1 to the Memorial Hospital Urban Renewal Plan and none were made. The public hearing was then closed.

{Attach summary of objections here}

Board Member Riekema 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 AMENDMENT NO. 1 TO THE MEMORIAL HOSPITAL URBAN RENEWAL PLAN" and moved that the same be adopted. Board Member Ross seconded the motion to adopt. The roll was called and the vote was,

AYES: Bakker, Ross, Riekema,

Schildroth, and Smith

NAYS: None

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

RESOLUTION NO. 41-2015/2016

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 AMENDMENT NO. 1 TO THE MEMORIAL HOSPITAL URBAN RENEWAL PLAN

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, a proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan ("Amendment No. 1" or "Amendment") for the Memorial Hospital Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, this proposed Amendment No. 1 to the Urban Renewal Area adds no new land; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan; and

WHEREAS, by resolution adopted on February 29, 2016, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 to the Memorial Hospital Urban Renewal Plan and that notice of the consultation and a copy of the proposed Amendment No. 1 to the Memorial Hospital 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 County Auditor 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 Amendment No. 1 to the Memorial Hospital 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 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 Amendment No. 1 to the Memorial Hospital 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 Amendment No. 1 concerning the area of Grundy County, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects 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 Memorial Hospital Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 1 to the Memorial Hospital Urban Renewal Plan conform 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 Memorial Hospital 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.

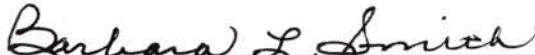
Section 3. That the Memorial Hospital Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of 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 Amendment No. 1 to the Memorial Hospital Urban Renewal Plan of Grundy County, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Memorial Hospital Urban Renewal Plan for Grundy County, State of Iowa"; Amendment No. 1 to the Memorial Hospital Urban Renewal Plan of Grundy County, State of Iowa, is hereby in all respects approved; and the County Auditor is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 1 to the Memorial Hospital Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. The proposed Amendment No. 1 to the Memorial Hospital 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.


Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this Board of Supervisors related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 28th day of March, 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”

- 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.

01212531-1V15809-032

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 28th day of March, 2016.

Rhonda A. Datus
County Auditor, Grundy County, State of Iowa



NOTICE AND CALL TO PUBLIC MEETING

Governmental Body: Grundy County Board of Supervisors

Date of Meeting: March 28, 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 – Public hearing regarding Amendment No. 1 to the Memorial Hospital Urban Renewal Plan

Resolution #41-2015/2016 determining an area of Grundy 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 Amendment No. 1 to the Memorial Hospital Urban Renewal Plan

9:05 – Todd Rickert, Regional Coordinator of Disability Services, and Daphne Schlamp, Grundy County Coordinator of Disability Services
Department update

9:15 – Gary Mauer, County Engineer

Approve bidder for Project No. FM-CO38(104)—55-38 (Farm to Market Rock Surfacing)

Approve plans, specifications and letting date for Project No. FM-CO38(105)—55-38 (Farm to Market Pavement Markings)

Pleasant Valley/Dike Shops Fuel Quotes

Approve plans, specifications and letting date for lighting project, No. HSIP-S-CO38(98)—6C-38

Department update

- Resolution #42-2015/2016 setting date for public hearing on issuance of not to exceed \$5,100,000 General Obligation Urban Renewal Bonds
- Resolution #43-2015/2016 determining the necessity and setting dates of a consultation and a public hearing on a proposed Grundy County Annex Urban Renewal Plan for a proposed Urban Renewal Area in Grundy County, State of Iowa
- Resolution #44-2015/2016 proclaiming National County Government Month
- Resolution #45-2015/2016 approving Continuing Disclosure Policy
- Resolution #46-2015/2016 setting date for public hearing for Amendment to Zoning Ordinance
- 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