

ORDINANCE NO. XI-1

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE CWEC URBAN RENEWAL AREA, IN CHICKASAW COUNTY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CHICKASAW COUNTY, CHARLES CITY COMMUNITY SCHOOL DISTRICT, NASHUA PLAINFIELD COMMUNITY SCHOOL DISTRICT, NEW HAMPTON COMMUNITY SCHOOL DISTRICT, SUMNER FREDERICKSBURG COMMUNITY SCHOOL DISTRICT, TURKEY VALLEY COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE COUNTY IN CONNECTION WITH THE CWEC URBAN RENEWAL AREA (**THE CWEC URBAN RENEWAL PLAN**)

WHEREAS, the Board of Supervisors of Chickasaw County, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 01-07-25-02 passed and approved on the 7<sup>th</sup> day of January, 2025, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the CWEC Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

TURBINE #	TURBINE PARCEL #	SEC - TWP - R	TOWNSHIP	TAX DISTRICT
1	19-03-22-3-00-811	22-97-13	WASHINGTON	WANH
2	19-03-22-1-25-811	22-97-13	WASHINGTON	WANH
3	19-03-22-1-25-821	22-97-13	WASHINGTON	WANH
4	19-03-23-3-25-811	23-97-13	WASHINGTON	WANH
5	19-03-23-2-00-811	23-97-13	WASHINGTON	WANH
6	19-03-23-1-25-811	23-97-13	WASHINGTON	WANH
9	19-03-26-1-00-811	26-97-13	WASHINGTON	WANH
10	19-03-24-3-00-814	24-97-13	WASHINGTON	WANH
11	19-03-24-4-00-812	24-97-13	WASHINGTON	WANH
12	19-02-19-2-00-811	19-97-12	JACKSONVILLE	JANH
13	19-02-19-3-00-811	19-97-12	JACKSONVILLE	JANH
14	19-03-25-3-00-811	25-97-13	WASHINGTON	WANH
15	19-03-25-4-00-811	25-97-13	WASHINGTON	WANH
16	19-02-30-4-00-811	30-97-12	JACKSONVILLE	JANH
17	19-02-29-3-25-811	29-97-12	JACKSONVILLE	JANH
18	19-03-35-4-00-811	35--97-13	WASHINGTON	WANH
19	19-03-36-3-75-811	36-97-13	WASHINGTON	WANH

21	19-02-31-4-50-815	31-97-12	JACKSONVILLE	JANH
22	19-02-31-4-50-825	31-97-12	JACKSONVILLE	JANH
23	19-02-32-3-00-812	32-97-12	JACKSONVILLE	JANH
24	19-02-32-1-00-811	32-97-12	JACKSONVILLE	JANH
25	19-02-32-1-00-821	32-97-12	JACKSONVILLE	JANH
27	19-03-33-3-25-811	33-97-13	WASHINGTON	WANH
29	19-06-04-3-25-811	4-96-13	WASHINGTON	WANH
31	19-06-03-1-75-811	3-96-13	WASHINGTON	WANH
33	19-06-09-3-25-811	9-96-13	WASHINGTON	WANH
34	19-06-09-3-00-812	9-96-13	WASHINGTON	WANH
35	19-06-09-1-50-811	9-96-13	WASHINGTON	WANH
36	19-06-10-3-00-811	10-96-13	WASHINGTON	WANH
37	19-06-10-4-00-811	10-96-13	WASHINGTON	WANH
38	19-06-11-3-00-811	11-96-13	WASHINGTON	WANH
39	19-06-11-1-25-813	11-96-13	WASHINGTON	WANH
41	19-06-15-3-75-811	15-96-13	WASHINGTON	WANH
42	19-06-15-4-75-811	15-96-13	WASHINGTON	WANH
43	19-06-14-1-75-811	14-96-13	WASHINGTON	WANH
44	19-06-01-4-00-811	1-96-13	WASHINGTON	WANH
45	19-07-06-2-75-811	6-96-12	JACKSONVILLE	JANH
46	19-07-06-3-00-811	6-96-12	JACKSONVILLE	JANH
47	19-07-06-4-50-811	6-96-12	JACKSONVILLE	JANH
48	19-07-05-2-75-811	5-96-12	JACKSONVILLE	JANH
49	19-07-05-1-75-811	5-96-12	JACKSONVILLE	JANH
50	19-07-04-2-25-811	4-96-12	JACKSONVILLE	JANH
51	19-06-12-4-00-811	12-96-13	WASHINGTON	WANH
52	19-07-07-2-75-811	7-96-12	JACKSONVILLE	JANH
53	19-07-08-3-00-811	8-96-12	JACKSONVILLE	JANH
55	19-07-09-1-00-811	9-96-12	JACKSONVILLE	JANH
56	19-07-04-4-00-811	4-96-12	JACKSONVILLE	JANH
57	19-07-18-3-00-811	18-96-12	JACKSONVILLE	JANH
58	19-07-18-3-00-821	18-96-13	JACKSONVILLE	JANH
59	19-07-17-3-00-811	17-96-12	JACKSONVILLE	JANH
60	19-07-17-4-25-811	17-96-12	JACKSONVILLE	JANH
61	19-07-16-3-50-812	16-96-12	JACKSONVILLE	JANH
63	19-07-09-4-00-815	9-96-12	JACKSONVILLE	JANH
66	19-07-21-3-00-811	21-96-12	JACKSONVILLE	JANH
67	19-07-21-3-00-821	21-96-12	JACKSONVILLE	JANH
68	19-07-21-1-75-811	21-96-12	JACKSONVILLE	JANH
73	19-07-28-4-75-811	28-96-12	JACKSONVILLE	JANH
74	19-07-27-3-75-811	27-96-12	JACKSONVILLE	JANH
75	19-07-27-4-25-811	27-96-12	JACKSONVILLE	JANH
76	19-07-35-2-00-811	35-96-12	JACKSONVILLE	JANH
80	19-07-35-1-25-811	35-96-12	JACKSONVILLE	JANH
82	19-06-03-2-75-811	3-96-13	WASHINGTON	WANH



83	19-06-16-4-25-813	16-96-13	WASHINGTON	WANH
84	19-07-33-1-00-813	33-96-12	JACKSONVILLE	JANH
85	19-07-29-1-75-811	29-96-12	JACKSONVILLE	JANH
86	19-07-19-1-00-811	19-96-12	JACKSONVILLE	JANH

AND

The area also includes the Chickasaw County Road Right of Way Easements including the traveled portions, shoulders, bridges, bridge approaches and culvert locations of the following public roads as well as several parcel specific properties identified as such:

100<sup>th</sup> Street from the West boundary of Chickasaw County East to Ridgeway Avenue

110<sup>th</sup> Street from the West boundary of Chickasaw County East to Union Avenue

115<sup>th</sup> Street from the West boundary of Chickasaw County East to Cheyenne Avenue

120<sup>th</sup> Street from Cheyenne Avenue East to the South quarter section of Section 26, Township 97 North, Range 11 West

125<sup>th</sup> Street as located in Section 36, Township 97 North, Range 12 West

130<sup>th</sup> Street from Beaumont Avenue East as extended to Randolph Avenue

140<sup>th</sup> Street from the West boundary of Chickasaw County East as extended to Stanley Avenue

145<sup>th</sup> Street as located in Section 10, Township 96 North, Range 12 West

150<sup>th</sup> Street from Durham Avenue East to Stevens Avenue

155<sup>th</sup> Street from Gilmore Avenue East to Ivanhoe Avenue

160<sup>th</sup> Street from Cheyenne Avenue East as extended to Stevens Avenue

165<sup>th</sup> Street from the East city limits of North Washington East to LaSalle Avenue

170<sup>th</sup> Street from the South quarter section of Section 21, Township 96 North, Range 14 West East to Quinlan Avenue

180<sup>th</sup> Street from the South quarter section of Section 28, Township 96 North, Range 14 West East as extended to the East lines of Sections 26 & 35, Township 96 North, Range 12 West

190<sup>th</sup> Street from Cheyenne Avenue East as extended to the East lines of Section 36, Township 96 North, Range 12 West and Section 1, Township 95 North, Range 12 West

200<sup>th</sup> Street from the East city limits of New Hampton East as extended to Ridgeway Avenue

205<sup>th</sup> Street from Newell Avenue East as extended to Ridgeway Avenue, not including that area identified as State Highway 24

210<sup>th</sup> Avenue from the South quarter section of Section 10, Township 95 North, Range 14 West East as extended to Kenwood Avenue

210<sup>th</sup> Avenue as located in Section 11 & 14, Township 95 North, Range 12 West  
210<sup>th</sup> Street from Ridgeway Avenue East to the East line of Sections 7 & 18, Township 95 North, Range 11 West

215<sup>th</sup> Street located in Section 13, Township 95 North, Range 14 West

220<sup>th</sup> Street from Beaumont Avenue East to 210<sup>th</sup> Street

220<sup>th</sup> Street from South Linn Avenue East to Stanley Avenue, not including that area located in the city limits of New Hampton

225<sup>th</sup> Street from Kenwood Avenue East to mission Avenue, not including that area located in the city limits of New Hampton

225<sup>th</sup> Street from Odessa Avenue East to Panora Avenue

230<sup>th</sup> Street from Exeter Avenue East as extended to Panora Avenue

235<sup>th</sup> Street as located in Section 27, Township 95 North, Range 13 West East as extended to Odessa Avenue

239<sup>th</sup> Street as located in Section 28, Township 95 North, Range 12 West

240<sup>th</sup> Street from Fayette Avenue East as extended to Union Avenue

250<sup>th</sup> Street from Fayette Avenue East as extended to the SE corner of the SW1/4 of the SW1/4 of Section 35, Township 95 North, Range 12 West

260<sup>th</sup> Street from Hickory Avenue East to McCloud Avenue

260<sup>th</sup> Street from the South quarter section of Section 6, Township 94 North, Range 12 West East to the South quarter section of Section 5, Township 94 North, Range 12 West

280<sup>th</sup> Street from Kenwood Avenue East to McCloud Avenue

290<sup>th</sup> Street from the South quarter section of Section 23, Township 94 North, Range 13 West East to McCloud Avenue

Addison Avenue from the North boundary of Chickasaw County South to 115<sup>th</sup> Street

Asherton Avenue from the North boundary of Chickasaw County South to the South line of Sections 29 & 30, Township 97 North, Range 14 West

Beaumont Avenue from the North boundary of Chickasaw County South to 130<sup>th</sup> Street

Beaumont Avenue from State Highway 18 South to 220<sup>th</sup> Street

Cheyenne Avenue from the North boundary of Chickasaw County South to 190<sup>th</sup> Street

Durham Avenue from the North boundary of Chickasaw County South to 210<sup>th</sup> Street

Durham Avenue from the East quarter section of Section 15, Township 95 North Range 14 West South to the West quarter section of Section of Section 23, Township 95 North, Range 14 West

Exeter Avenue from the North boundary of Chickasaw County South as extended to State Highway 346

Falcon Trail from 120<sup>th</sup> Street South to 140<sup>th</sup> Street

Fayette Avenue from the North boundary of Chickasaw County South as extended to 250<sup>th</sup> Street

Franklin Avenue from 150<sup>th</sup> Street South to 160<sup>th</sup> Street

Gilmore Avenue from the North boundary of Chickasaw County South as extended to 250<sup>th</sup> Street

Hickory Avenue from 120<sup>th</sup> Street South to 250<sup>th</sup> Street

Following includes a parcel specific property

Including the NW1/4 of the SW1/4 of Section 33, Township 95 North, Range 13 West of the 5<sup>th</sup> P.M. lying along said Hickory Avenue

Hickory Avenue from the West quarter section of Section 4 Township 94 North Range 13 West South to 260<sup>th</sup> Street

River Road as located in Section 28, Township 95 North, Range 13 West

Ivanhoe Avenue from the North boundary of Chickasaw County South as extended to the South line of Sections 33 & 34, Township 95 North Range 13 West

Ivanhoe Avenue from the East quarter section of Section 9, Township 94 North Range 13 West South to State Highway 346

Ivanhoe Court as located in Sections 15 & 22, Township 95 North, Range 13 West

Jasper Avenue from the North boundary of Chickasaw County South to 260<sup>th</sup> Street  
Kenwood Avenue from the North boundary of Chickasaw County South to 290<sup>th</sup> Street

LaSalle Avenue from the North boundary of Chickasaw County South to the North city limits of New Hampton

Linn Avenue from LaSalle Avenue North of New Hampton South to 240<sup>th</sup> Street

Following includes a parcel specific property  
South Right of way line of Court Street from Linn Avenue East to, and including, Lots 7 & 8, Block 26, Original Plat City of New Hampton (aka Tax Parcel 191007251091)

North Linn Drive from McCloud Avenue South to the North city limits of New Hampton

Following includes a parcel specific property  
Mission Avenue from McCloud Avenue South to the North line of Section 7, Township 95, Range 12 West of the 5<sup>th</sup> P.M. and including Tax Parcel #191006450002 lying along said Mission Avenue legally described as: Comm at S1/4 corner of 6-95-12, thence N 289.5', thence N 88°08' to POB, th N302.5', th N 88°08' E 745.7', th S 394.2' to a point on the North right of way line of CMST&P RR, th NWLY along the North ROW line of CMST&P RR to the POB.

E 66' to POB, thence N 302.5', thence E 745.7',

Mission Avenue from the South city limits of New Hampton South to 250<sup>th</sup> Street

Mission Avenue from West quarter section of Section 5 Township 94 North Range 12 West South to State Highway 18

Newell Avenue from 160<sup>th</sup> Street South to 250<sup>th</sup> Street

Nolan Boulevard as established in Section 21, Township 97 North, Range 12 West South to 130<sup>th</sup> Street

Odessa Avenue from the North boundary of Chickasaw County South as extended to 250<sup>th</sup> Street

Panora Avenue from 190<sup>th</sup> Street South as extended to 235<sup>th</sup> Street

Pembroke Avenue from the North boundary of Chickasaw County South as extended to 235<sup>th</sup> Street

Pembroke Avenue from the NE corner of the SE1/4 of the SE1/4 of Section 27 Township 95 North Range 12 West South to 240<sup>th</sup> Street

Quinlan Avenue from 110<sup>th</sup> Street South as extended to the SW corner of the NW1/4 of the SE1/4 of Section 25 Township 96 North Range 12 West

Quinlan Avenue from the center of Section 36 Township 96 North Range 12 West South to the South line of Section 24, Township 95 North, Range 12 West

Randolph Avenue from the North boundary of Chickasaw County South to 130<sup>th</sup> Street

Ridgeway Avenue from the North boundary of Chickasaw County South to 110<sup>th</sup> Street

Ridgeway Avenue from 140<sup>th</sup> Street South to 160<sup>th</sup> Street

Ridgeway Avenue from State Highway 24 South to 205<sup>th</sup> Street

Following includes a parcel specific property

Also including parcels identified as tax parcels 191001475011 and 190906350004 abutting the extension of Ridgeway Avenue North from State Highway 24 between Section 1-95-12 and Section 6-95-11, legally described as Parcels A and D recorded 50 Book 2007 – 823, Parcel B recorded in Book 2008 – 781.

Roanoke Avenue from 110<sup>th</sup> Street South to 120<sup>th</sup> Street

Roanoke Avenue from the center of Section 7, Township 95 North, Range 11 West South to the center of Section 18, Township 95 North, Range 11 West



Stanley Avenue from 110<sup>th</sup> Street South to the SW corner of the NW1/4 of Section 32, Township 97 North, Range 11 West

Stanley Avenue from 130<sup>th</sup> Street South to the SW corner of the NW1/4 of the NW1/4 of Section 5 Township 96 North Range 11 West

Stanley Avenue from 140<sup>th</sup> Street South to the SE corner of the NE1/4 of the NE1/4 of Section 7 Township 96 North Range 11 West

Stanley Avenue from 160<sup>th</sup> Street South to the SW corner of the NW1/4 of the SE1/4 of Section 20, Township 96 North, Range 11 West

Stanley Avenue from the center of Section 17, Township 95 North, Range 11 West South to 220<sup>th</sup> Street

Stevens Avenue from 110<sup>th</sup> Street South to the South line of Sections 4 & 5, Township 96 North, Range 11 West

Stevens Avenue from 150<sup>th</sup> Street South to the East quarter section of Section 17, Township 96 North, Range 11 West

Stevens Avenue from the North line of Sections 20 and 21, Township 96 North, Range 11 West South to 160<sup>th</sup> Street

Union Avenue from 110<sup>th</sup> Street South to the SE corner of the NE1/4 of the NE1/4 of Section 4, Township 96 North, Range 11 West

Vanderbilt Avenue from 120<sup>th</sup> Street South to the East quarter section of Section 34, Township 97 North, Range 11 West

WHEREAS, expenditures and indebtedness are anticipated to be incurred by Chickasaw County, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the Board of Supervisors of Chickasaw County, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF CHICKASAW COUNTY, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, Chickasaw County, Charles City Community School District, Nashua Plainfield Community School District, New Hampton Community School District, Sumner Fredericksburg Community School District, Turkey Valley Community School District, all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.



Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which Chickasaw County, State of Iowa, certifies to the Auditor of Chickasaw County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of Chickasaw County, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by Chickasaw County, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of Chickasaw County, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 7<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

\_\_\_\_\_  
County Auditor

Read First Time: \_\_\_\_\_, 2025

Read Second Time: \_\_\_\_\_, 2025

Read Third Time: \_\_\_\_\_, 2025

PASSED AND APPROVED: \_\_\_\_\_, 2025.

I, \_\_\_\_\_, County Auditor of Chickasaw County, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. \_\_\_\_\_ passed and approved by the Board of Supervisors of the County at a meeting held \_\_\_\_\_, 2025, signed by the Chairperson on \_\_\_\_\_, 2025, and published in the \_\_\_\_\_ on \_\_\_\_\_, 2025.

\_\_\_\_\_  
County Auditor, Chickasaw County, State of Iowa

(SEAL)