



Type of Document:	RESOLUTION ADOPTING AMENDMENT NO. 1 TO THE CWEC URBAN RENEWAL PLAN (INCLUDING <u>AMENDMENT NO. 1</u> LABELED AS EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)
Return Document to:	Sheila Shekleton Chickasaw County Auditor 8 East Prospect St. New Hampton, IA 50659
Preparer Information:	Maria E. Brownell 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, pages 1-8.

4897-9710-0390-1\23440-008

October 6, 2025

The Board of Supervisors of Chickasaw County, State of Iowa, met in regular session, in the Boardroom, County Courthouse, 8 East Prospect Street, New Hampton, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Huckman, in the chair, and the following named Board Members:

Breitbach, Carter, Cerwinski, Sackow

Absent: _____

Vacant: _____

* * * * *

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 CWEC Urban Renewal Plan, the Chairperson first asked for the report of the County Assessor, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Board was informed that the consultation was duly held as ordered by the Board, and that 0 written recommendations were received from affected taxing entities. The report of the County Assessor, or his delegate, with respect to the consultation was placed on file for consideration by the Board.

The Chairperson then asked the County Auditor whether any written comments had been filed with respect to the proposed Amendment, and the County Auditor reported that 0 written comments thereto had been filed. The Chairperson then called for any oral comments to the adoption of the Amendment No. 1 to the CWEC Urban Renewal Plan and 0 were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Board Member Breitbach then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED 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 CWEC URBAN RENEWAL PLAN" and moved:

- ☒ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Board Member Cerwinske seconded the motion. The roll was called, and the vote was:

AYES: Don Let St. Burt for the
Scott C. Trainor

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. 10-6-25-43

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED 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 CWEC URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 01-07-25-02, adopted January 7, 2025, 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 CWEC Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the CWEC Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Chickasaw County; and

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

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:

100th Street from the West boundary of Chickasaw County East to Ridgeway Avenue

110th Street from the West boundary of Chickasaw County East to Union Avenue

115th Street from the West boundary of Chickasaw County East to Cheyenne Avenue

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

125th Street as located in Section 36, Township 97 North, Range 12 West

130th Street from Beaumont Avenue East as extended to Randolph Avenue

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

145th Street as located in Section 10, Township 96 North, Range 12 West

150th Street from Durham Avenue East to Stevens Avenue

155th Street from Gilmore Avenue East to Ivanhoe Avenue

160th Street from Cheyenne Avenue East as extended to Stevens Avenue

165th Street from the East city limits of North Washington East to LaSalle Avenue

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

180th 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

190th 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

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

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

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

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

215th Street located in Section 13, Township 95 North, Range 14 West

220th Street from Beaumont Avenue East to 210th Street

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

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

225th Street from Odessa Avenue East to Panora Avenue

230th Street from Exeter Avenue East as extended to Panora Avenue

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

239th Street as located in Section 28, Township 95 North, Range 12 West

240th Street from Fayette Avenue East as extended to Union Avenue

250th 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

260th Street from Hickory Avenue East to McCloud Avenue

260th 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

280th Street from Kenwood Avenue East to McCloud Avenue

290th 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 115th 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 130th Street

Beaumont Avenue from State Highway 18 South to 220th Street

Cheyenne Avenue from the North boundary of Chickasaw County South to 190th Street

Durham Avenue from the North boundary of Chickasaw County South to 210th 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 120th Street South to 140th Street

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

Franklin Avenue from 150th Street South to 160th Street

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

Hickory Avenue from 120th Street South to 250th 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 5th 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 260th 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 260th Street

Kenwood Avenue from the North boundary of Chickasaw County South to 290th 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 240th 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 5th 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 250th Street

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

Newell Avenue from 160th Street South to 250th Street

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

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

Panora Avenue from 190th Street South as extended to 235th Street

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

Pembroke Avenue from the NE corner of the SE1/4 of the SE1/4 of Section 27 Township 95 North Range12 West South to 240th Street

Quinlan Avenue from 110th Street South as extended to the SW corner of the NW1/4 of the SE1/4 of Section 25 Township 96 North Range12 West

Quinlan Avenue from the center of Section 36 Township 96 North Range12 West South to the South line of Section 24, Township 95 North, Range12 West

Randolph Avenue from the North boundary of Chickasaw County South to 130th Street

Ridgeway Avenue from the North boundary of Chickasaw County South to 110th Street

Ridgeway Avenue from 140th Street South to 160th Street

Ridgeway Avenue from State Highway 24 South to 205th 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 110th Street South to 120th 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 110th Street South to the SW corner of the NW1/4 of Section 32, Township 97 North, Range 11 West

Stanley Avenue from 130th 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 140th 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 160th 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 220th Street

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

Stevens Avenue from 150th 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 160th Street

Union Avenue from 110th 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 120th Street South to the East quarter section of Section 34, Township 97 North, Range 11 West

WHEREAS, a proposed Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment") for the 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 add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area and approve certain changes to a previously authorized urban renewal project; 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 adds no new land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on September 8, 2025, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 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 Assessor, or his delegate, 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 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 New Hampton Tribune and the Nashua Reporter, 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, 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 CHICKASAW COUNTY, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of Chickasaw 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 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 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 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.

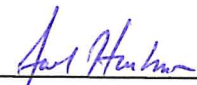
Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code 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 CWEC Urban Renewal Plan of Chickasaw 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 CWEC Urban Renewal Plan for Chickasaw County, State of Iowa"; Amendment No. 1, including all of the exhibits attached thereto, 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 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 shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Chickasaw County, Iowa, to be filed and recorded in the manner provided by law.

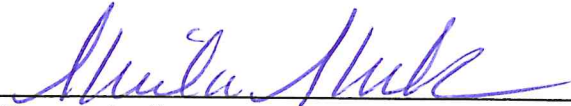
Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this Board of Supervisors related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 6th day of October, 2025.



Chairperson, Board of Supervisors

ATTEST:



County Auditor

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

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CONSULTATION MEETING REPORT

September 17, 2025

Re: Chickasaw County, Iowa – Amendment No. 1 to the CWEC Urban Renewal Plan

TO WHOM IT MAY CONCERN:

After mailed notice to the Charles City Community School District, Nashua Plainfield Community School District, New Hampton Community School District, Sumner-Fredericksburg Community School District, and the Turkey Valley Community School District, and the City Councils of the City North Washington, the City of Alta Vista, the City of Bassett, the City of Ionia, and the City of New Hampton regarding Amendment No. 1 to the CWEC Urban Renewal Plan, a consultation meeting was held on September 16, 2025 at 2:00 P.M., in the Boardroom, County Courthouse, 8 East Prospect Street, New Hampton, Iowa.

The meeting was opened at 2:00 P.M.

In attendance were the following individuals and representatives of the taxing entities:

Board of Supervisor's Chair, Jacob Hackman, Auditor Sheila Shekleton, Engineer Roman Lensing, City of Bassett's Mayor James Ashley

A summary of the verbal comments/recommendations made during the consultation is as follows:

Board of Supervisor's Chair, Jacob Hackman went through the Amendment No. 1 to the CWEC Urban Renewal Plan with Mr. Ashley. There were no concerns.

The County received 0 written recommendations from the Schools or the Cities at the consultation meeting.

CHICKASAW COUNTY, IOWA

Jacob Hackman - Jacob Hackman
Board of Supervisor chair

Date: Sept. 17, 2025

AMENDMENT NO. 1

to the

CWEC
URBAN RENEWAL PLAN

for the

CWEC
URBAN RENEWAL AREA

CHICKASAW COUNTY, IOWA

Original Area - 2025
Amendment No. 1 - 2025

**Amendment No. 1
to the
CWEC Urban Renewal Plan
for the
CWEC Urban Renewal Area
Chickasaw County, Iowa**

INTRODUCTION AND HISTORY

The CWEC Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the CWEC Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in January 2025, is being amended by the adoption of this Amendment No. 1 to the Plan ("Amendment" or "Amendment No. 1") to add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base values" or "base valuations" of the original Urban Renewal Area and any subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, 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. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

AREA DESIGNATION

The Urban Renewal Area continues to be a blighted and economic development area that is appropriate for the promotion of commercial and industrial development, as described in the Plan.

DEVELOPMENT PLAN

The Urban Renewal Plan, and this Amendment, are in conformity with the County's Comprehensive Plan, adopted May 22, 2007, which is Chickasaw County's ("County") general plan for the development of the County as a whole.

The Urban Renewal Plan as amended does not in any way replace or modify the County's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

The County has previously approved several urban renewal projects to be undertaken in the Urban Renewal Area. This Amendment does not restate all the previously approved urban renewal projects. However, with the adoption of this Amendment #1, the County is approving certain

changes to the following previously authorized urban renewal project:

- 1. Improvements to Secondary Roads Shop Building:** As further documented in the Blight Assessment Report, the County's Secondary Roads Shop Building located at 1990 Mission Avenue, New Hampton, Iowa, is in blighted condition. The County plans to undertake improvements to the existing building and/or construct replacement buildings on the property to remediate the blighted conditions. The costs of maintaining blighted structures are high. The County expects this project to have an overall beneficial impact on the expense of maintaining the building. Furthermore, the improvements on this property are expected to have a positive impact on nearby properties, which may have been negatively impacted by the blighted condition of the structure. The project is anticipated to be completed through multiple phases under separate construction contracts. The costs of the improvements to be funded through tax increment financing, for all phases, is expected not to exceed \$2,500,000. A public building analysis for this project can be found on pages 8-9 of the original Plan.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 1)

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 1 include:

- 1. Public Improvements:** The following proposed public improvement projects are expected to improve conditions for industrial and commercial vehicular traffic, which will promote commercial development throughout the County and within the Urban Renewal Area.

Urban Renewal Project Description	Estimated Date	Estimated Cost	Rationale
B22 Resurfacing Project. On B22, from Wilson St. East approximately 5.9 miles to U.S. Highway 63.	2026	\$2,000,000	Improve conditions for industrial and commercial vehicular traffic, which will promote commercial development throughout the County and within the Urban Renewal Area.
Total		\$ 2,000,000	

- 2. Planning, Engineering Fees (for Urban Renewal Plan), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**

Project	Estimated Date	Estimated Cost to be Reimbursed through TIF Not to Exceed
Fees and Costs	Undetermined	\$50,000

FINANCIAL DATA

1.	Current constitutional debt limit:	\$49,483,611
2.	Current outstanding general obligation debt:	\$1,784,576
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Project and Eligible Urban Renewal Projects added by this Amendment and described above 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 constitutional debt limit be exceeded. The 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 before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the County's costs for the Updated Project and Eligible Urban Renewal Projects (Amendment #1) described above will be approximately as stated in the next column:	<p><u>Update to Previously Approved Urban Renewal Project:</u> \$2,500,000</p> <p><u>Eligible Urban Renewal Projects (Amendment #1):</u> \$2,050,000</p> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area</p>

URBAN RENEWAL FINANCING

The County intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects: Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within

the County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, 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 Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

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 the Plan.

EFFECTIVE PERIOD

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

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

REPEALER AND SEVERABILITY CLAUSE

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

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

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CERTIFICATE

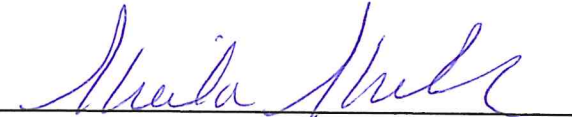
STATE OF IOWA

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) SS
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COUNTY OF CHICKASAW

I, the undersigned County Auditor of Chickasaw 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 meeting 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 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 Board 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 6th day of October, 2025.



County Auditor, Chickasaw County, State of
Iowa

(SEAL)

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