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Shirley Troyna, Recorder, Chickasaw County Iowa



Type of Document: RESOLUTION ADOPTING CWEC URBAN RENEWAL
PLAN (INCLUDING THE PLAN LABELED AS EXHIBIT 1
AND ATTACHED TO THE RESOLUTION)

Return Document to: Sheila Shekleton
Chickasaw County Auditor
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New Hampton, IA 50659

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Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION: See Exhibit A of the Urban Renewal Plan.

January 7, 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 Hackman, in the chair, and the following named Board Members:

Breithach, Carter, Cerwinski, Soekow

Absent: _____

Vacant: _____



* * * * *

The Board of Supervisors was reminded that, after proper publication of notice, the public hearing on the matter of the proposal to approve and authorize execution of a proposed CWEC Urban Renewal Plan was held at the meeting of the Board on December 9, 2024. Following the public hearing, the Board deferred action on the following resolution until this meeting of the Board.

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 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 Cerwinski seconded the motion. The roll was called, and the vote was:

AYES:  for Hon. _____
 Jamis _____

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. 01-07-25-02

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 THE CWEC URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development and blighted areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has caused there to be prepared a proposed CWEC Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the CWEC Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the CWEC Urban Renewal Area as an area suitable for economic development and blight remediation activities and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, portions of the land proposed to be included in the Urban Renewal Area are in, or are within two miles of, the corporate boundaries the City of Alta Vista, the City of Bassett, the City of Elma, the City of Fredericksburg, the City of Ionia, the City of Lawler, the City of New Hampton, the City of North Washington, and the City of Protivin, and the County has entered into a joint agreement with each of these cities to allow the County to include such land within the proposed Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "CWEC Urban Renewal Plan"; and

WHEREAS, the County does not have a Planning and Zoning Commission, and, accordingly, the Board of Supervisors has reviewed the proposed CWEC Urban Renewal Plan for the Urban Renewal Plan's conformity with the general plan for development of the County as a whole and has determined the Urban Renewal Plan to be in conformity with the general plan for development of the County as a whole; and

WHEREAS, by resolution adopted on October 7, 2024, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed 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 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 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 newspaper publication, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, pursuant to notice published as required by law, this Board held a public hearing, at the December 9, 2024 Board meeting, upon the proposal to approve and authorize execution of the Plan, and all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, were 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.

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 the proposed "CWEC Urban Renewal Plan" for the area of Chickasaw County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "CWEC Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

Section 2. This Board further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the 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 is 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 the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "CWEC Urban Renewal Plan for the CWEC Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the County Auditor is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution

until the Board amends or repeals the Plan. Said Urban Renewal Plan 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.

PASSED AND APPROVED this 7th day of January, 2025.



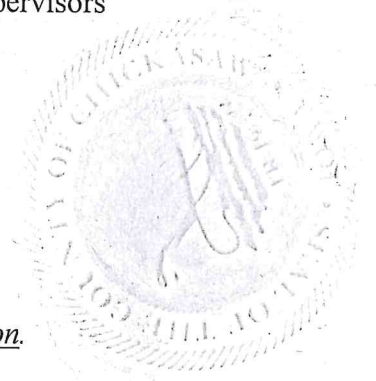
Chairperson, Board of Supervisors

ATTEST:



County Auditor

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



ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE

**CWEC
URBAN RENEWAL PLAN
for the**

**CWEC
URBAN RENEWAL AREA**

CHICKASAW COUNTY, IOWA

2024

TABLE OF CONTENTS

SECTIONS

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BLIGHTED AREA DESIGNATION AND FINDINGS
- E. BASE VALUE
- F. DEVELOPMENT PLAN
- G. PLAN OBJECTIVES
- H. TYPES OF RENEWAL ACTIVITIES
- I. ELIGIBLE URBAN RENEWAL PROJECTS
- J. FINANCIAL INFORMATION
- K. PUBLIC BUILDING ANALYSIS
- L. URBAN RENEWAL FINANCING
- M. PROPERTY ACQUISITION/DISPOSITION
- N. RELOCATION
- O. STATE AND LOCAL REQUIREMENTS
- P. JOINT CITY/COUNTY AGREEMENTS
- Q. SEVERABILITY
- R. URBAN RENEWAL PLAN AMENDMENTS
- S. EFFECTIVE PERIOD

EXHIBITS

- A. LEGAL DESCRIPTION OF CWEC URBAN RENEWAL AREA
- B. MAPS OF CWEC URBAN RENEWAL AREA
- C. JOINT CITY/COUNTY AGREEMENTS

**CWEC URBAN RENEWAL PLAN
FOR THE
CWEC URBAN RENEWAL AREA**

Chickasaw County, Iowa

A. INTRODUCTION

The CWEC Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the CWEC Urban Renewal Area (“Area” or “Urban Renewal Area”) has been prepared by Chickasaw County, Iowa (the “County”) to help local officials promote commercial and industrial economic development and remediate blighted property in the Urban Renewal Area. In order to achieve these objectives, the County intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The land included in the Urban Renewal Area is legally described in Exhibit A. The maps included in Exhibit B generally show the location of the property included in the Area.

The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the County designates this Urban Renewal Area as a blighted area and an economic development area for commercial and industrial economic development.

D. BLIGHTED AREA DESIGNATION AND FINDINGS

The Urban Renewal Area is being created, in part, in order to remediate blighting influences in the Area and promote economic redevelopment. For the purposes of urban renewal, Iowa Code Section 403.17(5) defines a “blighted area” as follows:

“Blighted area” means an area of a municipality within which the local governing body of the municipality determines that the presence of a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; insanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors; substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use. A disaster area referred to in section 403.5, subsection 7,

constitutes a “blighted area”. “Blighted area” does not include real property assessed as agricultural property for purposes of property taxation.

The County has found, based in part on the blight assessment completed in February 2024 by Local Government Professional Services, Inc. (LGPS), DBA Simmering-Cory, that the Area contains the existence of certain blighting conditions listed in Iowa Code Section 403.17(5). The findings of the blight assessment were reported in the “Blight Assessment – February 2024 – Chickasaw County, Iowa” (the “Blight Assessment Report”), the findings of which report are incorporated by this reference. Specifically, the Blight Assessment Report identified the presence of blight on three properties that are included within the Urban Renewal Area. The three properties are the site of the Chickasaw County Sheriff’s Department (116 N. Chestnut, New Hampton), the Chickasaw County Secondary Roads Department Shop (1990 Mission Avenue, New Hampton), and the County Conservation Storage Building (2456 Hickory Avenue, Ionia). The Blight Assessment Report identified the following blighting factors on these properties:

- Deteriorated or deteriorating structures.
- Insanitary or unsafe conditions.
- The presence of “menace to public health, safety, or welfare” and the possibility of impeding “the provision of housing accommodations,” due to proximity of these properties to residential properties, which are inconsistent and inharmonious land uses.
- Conditions constituting “an economic and social liability,” due to the potentially high costs of maintenance, rehabilitation, and repair of the buildings.
- Land use that “substantially impairs or arrests the sound growth of a municipality,” specifically with respect to the currently location of the Sheriff’s Department and the Secondary Roads Department Shop.

The County has determined that there is a substantial need for the County to undertake efforts to remediate the blight and blighting influences on these properties within the Area. Accordingly, the County finds that blighting conditions exist in the Area and that these properties within the Urban Renewal Area should be designated as a “blighted area.” The County acknowledges that none of the property within the Urban Renewal Area that is assessed as agricultural property can be considered part of this “blighted area” subarea of the Urban Renewal Area.

E. BASE VALUE

After creation of the Urban Renewal Area, the Board of Supervisors may adopt a Tax Increment Financing (TIF) Ordinance to designate all or a portion of the property within the Area as a “TIF district” or “TIF taxing district.” After a TIF Ordinance is adopted, creating a TIF taxing district within the Area, the County may certify debts and obligations to the County Auditor consistent with the TIF process under Iowa Code Section 403.19. The frozen “base value” for purposes of calculating TIF revenues will be set at the assessed value of the taxable property covered by the TIF Ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of debt for urban renewal projects within the Urban Renewal Area.

F. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole, outlined in the County's Comprehensive Plan, adopted May 22, 2007. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the County's Comprehensive Plan.

The 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 this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

G. PLAN OBJECTIVES

Renewal activities are designed to eliminate blighting influences and to provide opportunities, incentives, and sites to promote commercial and industrial economic development. More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To eliminate blighting influences and promote revitalization, through public action and commitment, or by providing incentives to private persons or businesses, to acquire, rehabilitate, renovate, demolish, and/or redevelop existing structures or property.
2. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
3. To plan for and provide sufficient land for commercial and industrial development and for redevelopment of blighted properties in a manner that is efficient from the standpoint of providing municipal services.
4. To provide for, and to help finance the cost of, the installation of public works and facilities including, but not limited to, roads, bridges, and other public improvements, which contribute to the sound development of the entire County.
5. To encourage growth and expansion of commercial and industrial enterprises, including agricultural businesses, within the County.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To help develop a sound economic base that will serve as the foundation for future growth and development.

8. To provide a more marketable and attractive investment climate in the County by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
9. To enhance the health, safety, living environment, general character, and general welfare of the County.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, bridges, culverts, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments, or other types of grants or incentives to private persons, local development organizations, or businesses for economic development or blight remediation purposes on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire and dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the County.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan 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.

Project Description	Estimated Project Timeframe	Estimated Costs to be Reimbursed through TIF Not to Exceed
Alta Vista PCC Reconstruction	2027 – 2028	\$4,750,000
North Linn and South Linn Reconstruction	2029 – 2030	\$2,275,000
170 th Street Bridge Replacement	2030 – 2031	\$1,012,500
B57, Bridge 111620 Replacement	2031 - 2032	\$1,551,000
	Total Costs Expected Not to Exceed:	\$9,588,500

2. **Replacement of Conservation Storage Building:** As further documented in the Blight Assessment Report, the buildings on the County's Conservation Storage property located at 2456 Hickory Avenue, Ionia, Iowa, are in blighted condition. The County plans to undertake the construction of one or more replacement buildings on the property and/or undertake improvements to the existing structures on the property to remediate the blighted conditions. The project will improve the utility of the property. These improvements will also protect the equipment stored on this property. The costs of the improvements to be funded through tax increment financing is expected not to exceed \$750,000.
3. **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 costs of the improvements to be funded through tax increment financing is expected not to exceed \$1,600,000.
4. **Renovation of and Addition to Sheriff's Department/Jail Building:** As further documented in the Blight Assessment Report, the County's Sheriff's Department/Jail Building located at 116 N. Chestnut, 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 blighted conditions present in this building present many safety concerns and impede the use of the building for law enforcement purposes. Furthermore, the improvements on this property are expected to have a positive impact on nearby properties by improving some of the conditions that may impede residential land uses. The costs of the improvements to be funded through tax increment financing is expected not to exceed \$20,000,000.

5. 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

J. FINANCIAL INFORMATION

1.	July 1, 2024 Constitutional Debt Limit	\$46,736,206
2.	Current Outstanding General Obligation Debt	\$2,260,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan 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. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$31,988,500 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

K. PUBLIC BUILDING ANALYSIS

Several of the projects proposed in this Plan involve certain public buildings, specifically the Conservation Storage Building, the Secondary Roads Shop Building, and the Sheriff's Department/Jail Building. If these projects are ultimately approved by the County, the County intends to finance a portion of the cost of these projects through tax increment financing. For the costs of these projects to be paid with tax increment funds created by a division of revenue under Iowa Code Section 403.19, Iowa law requires an analysis of alternative development options and funding for these urban renewal projects, and reasons why such options would be less feasible than the use of incremental tax revenues to fund the projects.

One alternative funding source for these projects is the issuance of general obligation bonds that would be paid by the County's debt service levy (i.e., without using incremental tax revenues collected through tax increment financing). This option would mean that only County debt service tax levies would be used for payment of the bonds/notes. However, the proposed public building

projects will benefit all residents within the County, including the cities and school districts within the County. The use of incremental tax revenues collected through TIF to help pay the debt service expenses on bonds can alleviate or lessen an increase in the County's debt service levy.

Another alternative funding source for these projects include state, federal, and/or local grant programs. The County will evaluate opportunities to submit these projects for grant funding. However, the award of grant funding can be highly competitive. Accordingly, grant funding is not a guaranteed funding source to help finance these projects. The Board of Supervisors believes that it is important to undertake these projects before blighting conditions worsen. Therefore, the County does not desire to wait an undetermined amount of time to secure grant funding for these projects before undertaking the improvements, as a delay in the construction of the improvements might increase the costs of the project and may increase the negative impact that blighting structures can have on surrounding properties.

Accordingly, the Board of Supervisors believes that the most fair and appropriate funding mechanism for these projects includes the collection of incremental tax revenues from the Urban Renewal Area to help finance the debts of the projects.

L. 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. 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. The 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 or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be that the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

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 this Plan. 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 this Urban Renewal Plan.

M. PROPERTY ACQUISITION/DISPOSITION

The County will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

N. RELOCATION

The County does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

O. STATE AND LOCAL REQUIREMENTS

The County will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

P. JOINT CITY/COUNTY AGREEMENTS

Portions of the land being included in the Urban Renewal Area are located within two miles of, or within, the corporate limits of the City of Alta Vista, Iowa; the City of Bassett, Iowa; the City of Elma, Iowa; the City of Fredericksburg, Iowa; the City of Ionia, Iowa; the City of Lawler, Iowa; the City of New Hampton, Iowa; the City of North Washington, Iowa; and the City of Protivin, Iowa. Accordingly, the boundaries of the Urban Renewal Area will fall within the "area of operation" (as defined in Iowa Code Section 403.17(4)) of these cities. Therefore, the County will enter into a joint agreement with each of these cities, pursuant to Iowa Code Section 403.17(4), before adopting this Urban Renewal Plan in order to secure consent from each city for the County to carry out urban renewal project activities within the City's "area of operation." A copy of each agreement will be attached hereto as Exhibit C. The original signed agreements will be on file with the County.

Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity,

illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

R. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or removing land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The Board of Supervisors may amend this Plan in accordance with applicable State law.

S. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and shall remain in effect until terminated by the Board of Supervisors.

Notwithstanding anything to the contrary in the Urban Renewal Plan, during the life of this Plan, the Board of Supervisors may designate all or any portion of the property covered by this Plan as a "tax increment financing district" and subject such property to the "division of revenue" under Iowa Code Section 403.19. The division of revenue shall continue for property in the Urban Renewal Area for the maximum period allowed by law. At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the County for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

EXHIBIT A
LEGAL DESCRIPTION OF URBAN RENEWAL AREA

The legal description includes the following wind turbine parcels and their respective access easements, connecting the wind turbine parcels to the public right of way:

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 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 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

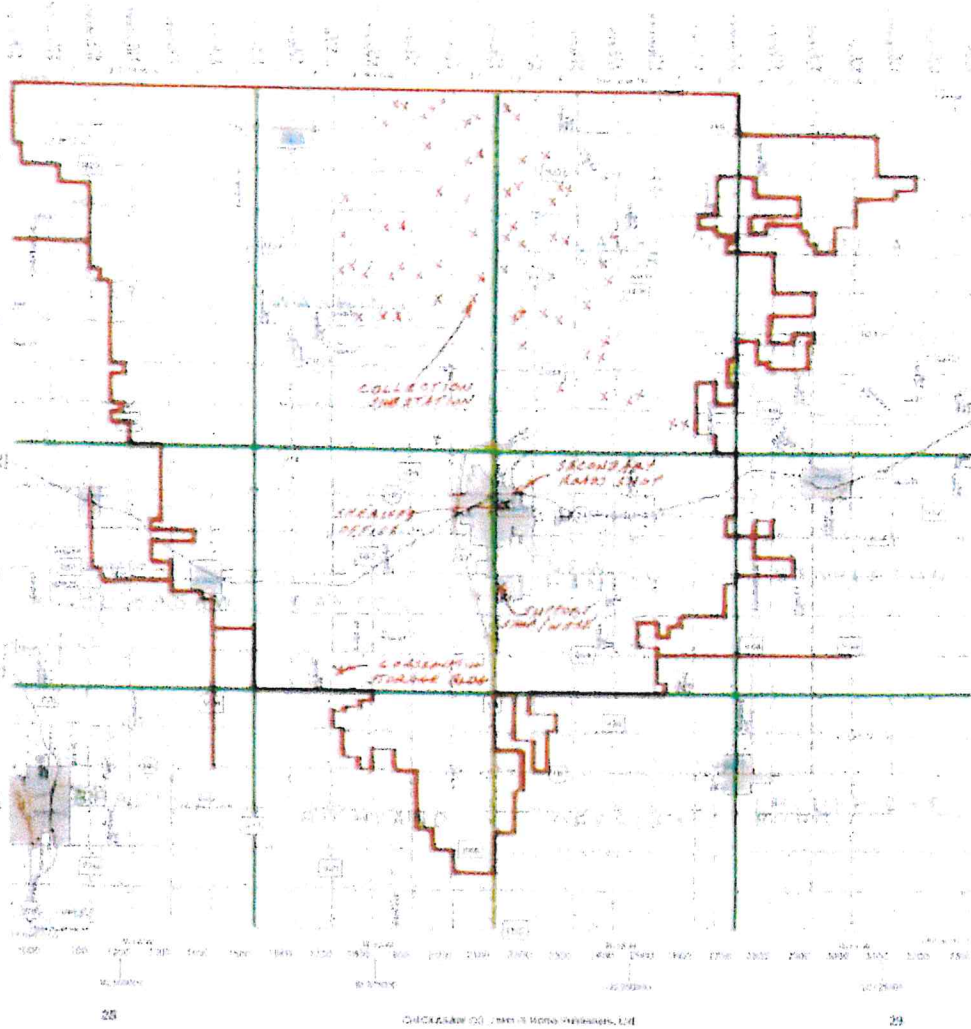
Stevens Avenue from 150th Street South to the East quarter section of Section 17, Township 96 North, Range 11 West

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

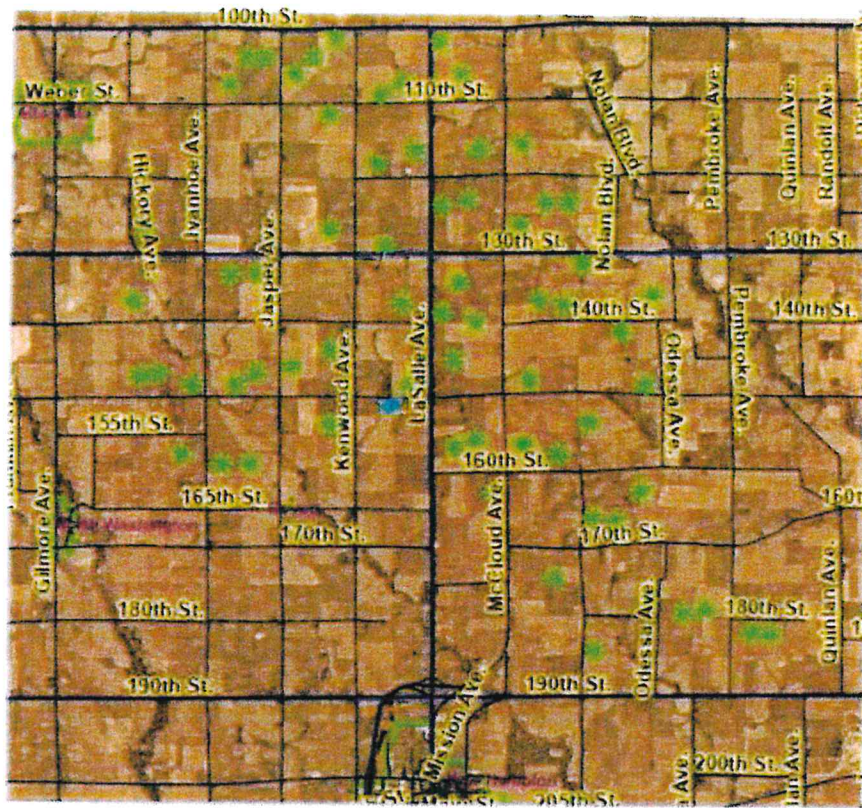
Union Avenue from 110th Street South to the SE corner of the NE1/4 of the NE1/4 of Section 4, Township 96 North, Range 11 West

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

EXHIBIT B
MAPS OF LAND WITHIN URBAN RENEWAL AREA



WIND TURBINE SITE LOCATIONS



NOTE: The green stars represent the wind turbine locations.
The highlighted blue represents the collection substation

SHERIFF'S OFFICE LOCATION



NOTE. The red line shows the connecting roads of North Linn Avenue from the North city limits of New Hampton South to Court Street, then East to the Sherrif's office site.

CONSERVATION STORAGE BUILDING CURRENT LOCATION



NOTE: The blue square shows the current site of the Conservation's storage building lying along Hickory Avenue.

SECONDARY ROADS MAIN SHOP LOCATION



NOTE: The red line shows the connecting road of Mission Avenue from the North city limits of New Hampton South to the Secondary Roads Shop outlined in blue.

CERTIFICATE

STATE OF IOWA)
) SS
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 7th day of January, 2025.


County Auditor, Chickasaw County, State of Iowa

(SEAL)

