

RESOLUTION NO. 20-43

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Ida County Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, the Board of Supervisors of Ida County (the “County”) has previously created the Ida County Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing interior and exterior improvements to the original Courthouse and the Courthouse Annex/Administration Building; and

WHEREAS, notice of a public hearing by the Board of Supervisors of the County on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Ida County Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on October 27, 2020; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the OABCIG Community School District; the Galva-Holstein Community School District; and the cities (the “Cities”) of Ida Grove, Iowa; Holstein, Iowa; Galva, Iowa; and Battle Creek, Iowa; the consultation meeting was held on the 12th day of September, 2020; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the Cities have executed and delivered joint agreements (the "Joint Agreements") consenting to the County's proposed urban renewal activity on the Property; and

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Ida County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the October, 2020 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Amendment conforms to the general plan of the County as a whole;

B. Proposed projects to be undertaken on the Property are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

C. It is not anticipated that relocation of families will be an issue in connection with the projects and programs to be undertaken on the Property. To the extent that relocation is necessary, a feasible method exists for the location of families who may be displaced into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 27, 2020.



Chairperson

Attest:



County Auditor

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A
Legal Description
October, 2020 Addition to the Ida County Urban Renewal Area

Certain real property situated in Ida County, State of Iowa, more particularly described as follows:

That part South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Three (3), Township Eighty-seven (87) North, Range Forty (40), West of the 5th P.M., Ida County, Iowa, laying East of the Public Highway described as follows:

Commencing at the Southwest Corner of said South Half of the Southwest Quarter; thence South 88 degrees 23 minutes 31 seconds East, assumed bearing along the south line thereof, a distance of 1392.94 feet to the northeasterly right of way line of Indian Avenue, also being the point of beginning of the tract to be described; thence continue South 88 degrees 23 minutes 31 seconds East, along said south line, a distance of 725.42 feet; thence North 02 degrees 30 minutes 59 seconds East, a distance of 732.95 feet; thence North 87 degrees 29 minutes 01 seconds West, a distance of 953.17 feet; thence South 02 degrees 30 minutes 59 seconds West, a distance of 517.78 feet to the said northeasterly right of way line; thence South 43 degrees 23 minutes 56 seconds East, along the northeasterly line, a distance of 252.66 feet; thence southeasterly, along said northeasterly line and along a tangential curve concave to the southwest, having a radius of 550.00 feet, a delta angle of 7 degrees 10 minutes 32 seconds for a distance of 68.88 feet to the point of beginning.

And also

Parcel A

A part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 87 North, Range 40 West of the 5th P.M., Ida County, Iowa, describes as follows: Beginning at the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence South 89 Degrees 17' 21" East along the North Line of said Northeast Quarter of the Northwest Quarter, 408.22 Feet; Thence South 0 Degrees 42'39" West, 869.80 Feet to a point on the centerline of Indian Avenue; Thence North 17 Degrees 38'31" West along said centerline, 381.73 Feet; thence Northwesterly along said centerline and along a curve concave southwesterly, whose radius is 1432.50 Feet whose Arc Length is 581.03 Feet, and whose chord bears North 29 Degrees 14'00" West, 577.05 Feet to a point on the West line of said Northeast Quarter of the Northwest Quarter; Thence North 0 Degrees 47'36" East along said West Line, 7.46 Feet to the Point of Beginning and containing 3.34 Acres more or less, including 1.02 Acres more or less of public road right of way.

Property subject to any and all easements of record.

AND

Certain real property bearing the following Ida County Property Tax Parcel Identification Numbers:


08-03-378098	08-10-201001	09-14-426099	09-14-176099
09-13-226099	09-13-151099	09-12-301099	09-11-326099
09-11-226099	09-02-376099	04-36-301099	04-36-451099
05-31-301099	09-01-176099	08-06-276099	09-01-376099
09-01-451099	08-06-426099	08-07-126099	08-08-376099
08-08-426099	08-08-201099	08-08-126099	08-05-277099
08-05-151099	05-32-476099	05-32-151099	05-33-201099
05-29-101099	05-28-276099	05-28-126099	05-27-326099
05-27-201099	05-27-426099	05-26-251099	05-23-376099
05-23-376099	05-23-226099	05-23-126099	05-14-126099
05-11-401099	05-11-251099	05-10-151099	05-02-401099
05-01-251099	06-06-351099	06-06-451099	06-06-176099
06-05-126099	06-05-176099	06-07-301099	06-07-401099
06-08-376099	06-17-301099	06-17-401099	06-16-326099
06-16-151099	06-15-376099	06-10-326099	06-11-251099
06-11-151099	06-11-176099	06-12-376099	06-03-351099
06-03-276099	06-03-151099	06-02-226099	06-02-276099
06-22-351099	06-22-476099	06-23-326099	06-27-426099
06-26-176099	06-25-251099	06-26-451099	06-36-226099
04-26-276099	04-26-126099	04-24-476099	04-25-301099
05-30-376099	05-30-476099	05-09-126099	05-03-351099

AND

Certain real property situated in the City of Ida Grove, Ida County, State of Iowa bounded on the north by Third Street, bounded on the west by Moorehead Street, bounded on the south by Fifth Street and bounded on the east by Court Street.

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Upon motion and vote, the meeting adjourned.



Chairperson

Attest:



County Auditor

PUBLIC NOTICE

Ida County Board of Supervisors

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF EXPANDED IDA COUNTY URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 10:30 o'clock a.m., at the Board of Supervisors' Meeting Room or Courtroom, Ida Grove, Iowa, on October 27, 2020, there will be conducted a public hearing on the question of designating an expanded Ida County Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by the addition of the property situated in Ida County, Iowa, more particularly described as follows:

That part South Half (S½) of the Southwest Quarter (SW¼) of Section Three (3), Township Eighty-seven (87) North, Range Forty (40), West of the 5th P.M., Ida County, Iowa, laying East of the Public Highway described as follows:

Commencing at the Southwest Corner of said South Half of the Southwest Quarter, thence South 88 degrees 23 minutes 31 seconds East, assumed bearing along the south line thereof, a distance of 1,392.94 feet to the northeasterly right of way line of Indian Avenue, also being the point of beginning of the tract to be described; thence continue South 88 degrees 23 minutes 31 seconds East, along said south line, a distance of 725.42 feet, thence North 02 degrees 30 minutes 59 seconds East, a distance of 732.95 feet; thence North 87 degrees 29 minutes 01 seconds West, a distance of 953.17 feet; thence South 02 degrees 30 minutes 59 seconds West, a distance of 517.78 feet to the said northeasterly right of way line; thence South 43 degrees 23 minutes 56 seconds East, along the northeasterly line, a distance of 252.66 feet; thence southeasterly, along said northeasterly line and along a tangential curve concave to the southwest, having a radius of 550.00 feet, a delta angle of 7 degrees 10 minutes 32 seconds for a distance of 68.88 feet to the point of beginning.

And also Parcel A

A part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 87 North, Range 40 West of the 5th P.M., Ida County, Iowa, describes as follows:

Beginning at the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence South 89 Degrees 17' 21" East along the North Line of said Northeast Quarter of the Northwest Quarter, 408.22 Feet; Thence

South 0 Degrees 42'39" West, 869.80 Feet to a point on the centerline of Indian Avenue; Thence North 17 Degrees 36'31" West along said centerline, 381.73 Feet; thence Northwesterly along said centerline and along a curve concave southwesterly, whose radius is 1,432.50 Feet whose Arc Length is 581.03 Feet, and whose chord bears North 29 Degrees 14'00" West; 577.05 Feet to a point on the West line of said Northeast Quarter of the Northwest Quarter; Thence North 0 Degrees 47'38" East along said West Line, 7.48 Feet to the Point of Beginning and containing 3.34 Acres more or less, including 1.02 Acres more or less of public road right of way.

Property subject to any and all easements of record.

AND

Certain real property bearing the following Ida County Property Tax Parcel Identification Numbers: (see chart below)

AND

Certain real property situated in the City of Ida Grove, Ida County, State of Iowa bounded on the north by Third Street, bounded on the west by Moorehead Street, bounded on the south by Fifth Street and bounded on the east by Court Street.

The subject matter of the public hearing will also include a proposed amendment to the urban renewal plan for the Urban Renewal Area covering the territory identified above, pursuant to Chapter 403, Code of Iowa, a copy of which amendment is on file for public inspection in the office of the County Auditor.

The general scope of the proposed urban renewal plan, as more specifically described therein, includes the following: The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment also authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing interior and exterior improvements to the original Courthouse and the Courthouse Annex/Administration Building.

At the hearing, any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Loma Steenbock
County Auditor

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on Wednesday, Oct. 14, 2020)

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PROOF OF PUBLICATION

STATE OF IOWA }
Ida County } ss.

I, the undersigned, being duly sworn, depose and say, that I am Lynette Richardson, Treasurer of The Holstein Advance, a weekly newspaper printed in the English language, published at Holstein in Ida County,

State of Iowa, and that the annexed Ida County Board of Supervisors - Public Hearing - Urban Renewal Plan.

notice was published in said paper once each week for 1 consecutive weeks, the first publication thereof was on the 14th day of October, 2020, the second on the ___ day of ___, 20___, the third on the ___ day of ___, 20___, the fourth on the ___ day of ___, 20___,

Lynette Richardson
Lynette Richardson, Treasurer

Subscribed and sworn to before me and in my presence the 14th day of October, 2020.
Madison Craighton
Notary Public; In and for the State of Iowa



MADISON T CRAIGHTON
Commission Number 813886
My Commission Exp NOV. 20, 2021

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