

RESOLUTION NO. 21-43

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve an 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”) described on 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; (2) updates the description of the Ida County Original Courthouse and Courthouse Annex/Administration Building Improvements Project previously approved in the October, 2020 Amendment to the Plan; and (3) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of constructing county bridge improvements in order to enhance transportation infrastructure and encourage the promotion of economic development; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the Cities of Galva, Iowa; Arthur, Iowa and Cushing, Iowa (collectively known as the “Cities”), and certain agreements (the “Joint Agreements”) have been executed by the Cities to satisfy the consent requirements of Section 403.17 of the Code of Iowa; 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 December 21, 2021; 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 the OABCIG School District,

the Galva-Holstein Community School District, the Schleswig Community School District and the Schaller-Crestland Community School District; the consultation meeting was held on the 7th day of December, 2021; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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 December, 2021 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 and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment 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 any families will be displaced in connection with the County's undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreements on behalf of the County.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 21, 2021.



Chairperson

Attest:



County Auditor

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

EXHIBIT A
Legal Description
December, 2021 Addition to the Ida County Urban Renewal Area

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

All of the public right-of-way on and along Alpine Avenue beginning at its intersection with 165th Street and continuing south to its intersection with 170th Street, including Battle Bridge #107; and

All of the public right-of-way on and along Quail Avenue beginning at its intersection with Highway 175 and continuing south to its intersection with 260th Street, including Blaine Bridge #43; and

All of the public right-of-way on and along Marshall Avenue beginning at its intersection with 100th Street and continuing south to its intersection with 110th Street, including Galva Bridge #131; and

All of the public right-of-way on and Market Avenue beginning at its intersection with 130th Street and continuing south to its intersection with 140th Street, including Galva Bridge #141; and

All of the public right-of-way on and along 140th Street/County Road D-15 beginning at its intersection with Marshall Avenue and continuing east to its intersection with Adams Avenue, including Galva Bridge #143.

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Upon motion and vote, the meeting adjourned.

Raymond Drey
Chairperson

Attest:

Lorna Steenbock
County Auditor