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APPROVE 2019 AMENDMENT TO  
URBAN RENEWAL PLAN GROW  
WOODBURY COUNTY URBAN  
RENEWAL AREA

424093-19

Sioux City, Iowa

October 22, 2019

The Board of Supervisors of Woodbury County, Iowa, met on October 22, 2019, at 4:45 o'clock, p.m., at the Woodbury County Courthouse, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Chairperson presided and the roll being called the following members of the Board were present and absent:

Present: Radig, De Witt, Pottebaum, Taylor, Ung

Absent: \_\_\_\_\_

It was reported that notice of the intention of the Board to conduct a public hearing on the 2019 Amendment to the urban renewal plan for the Grow Woodbury County Urban Renewal Area had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written comments from any resident or property owner of the County. All written statements and evidence heretofore filed were reported to the Board.

The following named persons presented statements, or evidence; filed written statements; or presented other exhibits:

(Here list all persons presenting written or oral statements or evidence.)

Dr. Rod Earleywine, Sergeant Bluff-Luton Superintendent of School

There being no further comments or evidence offered, the Chairperson announced the hearing closed.

Supervisor Radig moved the adoption of a resolution entitled “A Resolution to Approve 2019 Urban Renewal Plan Amendment for the Grow Woodbury County Urban Renewal Area”, seconded by Supervisor Pottebaum. After due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: Radig, De Witt, Pottebaum, Taylor, Ung

Nays: \_\_\_\_\_.

Whereupon, the Chairperson declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 12,912

A resolution to approve 2019 Urban Renewal Plan Amendment for the Grow Woodbury County Urban Renewal Area

WHEREAS, the Board of Supervisors of Woodbury County, Iowa (the “County”) has created the Grow Woodbury County Urban Renewal Area (the “Urban Renewal Area”) and has approved an urban renewal plan for the Urban Renewal Area; and

WHEREAS, Chapter 403 of the Code of Iowa requires that, before a county approves any new urban renewal project, or adds property to an urban renewal area, a county must amend the existing urban renewal plan to include that new project or new property; and

WHEREAS, an amendment to the urban renewal plan for the Urban Renewal Area (the “2019 Amendment”) has been prepared, which describes an urban renewal project consisting of improvements to all right-of-way of County Roads, bridges and culverts to be financed with Urban Renewal Tax Increment Revenue Bonds or Notes in the maximum amount of \$10,000,000; and

WHEREAS, notice of a public hearing by the Board on the proposed 2019 Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing; and

WHEREAS, copies of the 2019 Amendment, notice of public hearing and notice of a consultation meeting with respect to the 2019 Amendment were sent to the Sergeant Bluff-Luton Community School District, the consultation meeting was held; comments were received from the Superintendent of the School District and a response was submitted on behalf of the County; and

WHEREAS, the Iowa Urban Renewal Law provides that a county may exercise urban renewal powers, with respect to property that is located within two miles of the boundary of any city, including using incremental property tax revenues to improve public property, only if the county and city have entered into a joint agreement in which the city acknowledges that the county may implement its urban renewal powers within this designated area; and

WHEREAS, an Urban Renewal Agreement (the “Urban Renewal Agreement”) has been prepared for consideration by each city in the County, pursuant to which each city would agree to the exercise by the County of its urban renewal powers to improve County roads, bridges and culverts located within two miles of each city’s boundaries;

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

Section 1. It is hereby determined by this Board as follows:

A. The 2019 Amendment conforms to the general plan of the County.

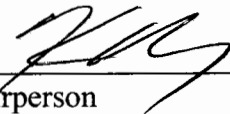
B. Constructing improvements to County Roads, bridges and culverts as described in the 2019 Amendment is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 2. The 2019 Amendment, in the form attached to this Resolution and made a part hereof, is hereby in all respects approved, subject to action by each city in the County to enter into the Urban Renewal Agreement.

Section 3. The Urban Renewal Agreement, in the form attached to this Resolution and made a part hereof, is hereby approved, and the Chairperson and County Auditor are hereby authorized to execute copies of the Urban Renewal Agreement on behalf of the County, and a copy of the executed Urban Renewal Agreement, along with a copy of the 2019 Amendment, shall be submitted to each city in the County for consideration by each city council.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 22, 2019.

  
\_\_\_\_\_  
Chairperson

Attest:  
  
\_\_\_\_\_  
County Auditor

**2019 AMENDMENT  
URBAN RENEWAL PLAN  
GROW WOODBURY COUNTY URBAN RENEWAL AREA  
October, 2019**

The Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area is being amended at this time in order to add certain County property to the Area and to describe an urban renewal project that will be financed with increment property tax revenues.

The County proposes to undertake a project consisting of improvements to all right-of-way of County Roads, as well as to related bridges and culverts. The project is expected to take up to five years to complete, and will be financed with the issuance of Urban Renewal Tax Increment Revenue Bonds or Notes in the maximum amount of \$10,000,000.

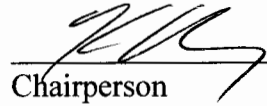
All right-of-way of County Roads and related bridges and culverts is being added to the Urban Renewal Area by this Amendment. A complete description of the right-of-way and related bridges and culverts is on file in the office of the County Finance Controller.

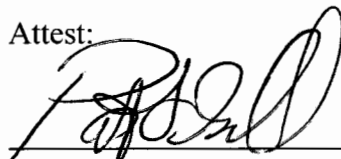
The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the County	\$7,152,887
Constitutional debt limit of the County:	\$377,328,370
Proposed amount of tax increment rebate payments:	\$10,000,000

\* \* \* \* \*

Upon motion and vote, the meeting adjourned.

  
\_\_\_\_\_  
Chairperson

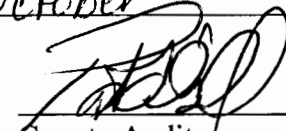
Attest:  
  
\_\_\_\_\_  
County Auditor

STATE OF IOWA  
WOODBURY COUNTY

SS:

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Auditor of Woodbury County, and that as such I have in my possession or have access to the complete records of the County and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the records relating to the action taken by the Board of Supervisors preliminary to and in connection with approving the 2019 Amendment to the urban renewal plan for the Grow Woodbury County Urban Renewal Area.

WITNESS MY HAND this 2nd day of October, 2019.

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

October 16, 2019

Dennis Butler and David Gleiser  
Woodbury County Courthouse  
620 Douglas  
Sioux City, Iowa 51101

Re: 2019 Amendment to Grow Woodbury County Urban Renewal Area/Roads  
Our File No. 424093-19

Dear Dennis and David:

I have prepared proceedings for use by your Board on October 22, to hold a public hearing and adopt a resolution to approve the 2019 Amendment to the urban renewal plan for the Grow Woodbury County Urban Renewal Area.

A copy of the 2019 Amendment is included in the Resolution.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact me if you have any questions.

Sincerely,

Robert E. Josten