

RESOLUTION NO. 12,530

A resolution to approve 2017 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 "2017 Amendment") has been prepared, which (1) describes certain property to be added to the Urban Renewal Area including 246.39 acres located at 2445 Port Neal Road, Sergeant Bluff, Iowa; and (2) describes a new urban renewal project consisting of an agreement between the County and GELITA USA, Inc. which involves the construction by the company of a collagen peptide processing facility and the commitment of the County to make economic development tax increment payments to the company in an amount not exceeding \$499,612; and

WHEREAS, notice of a public hearing by the Board on the proposed 2017 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 2017 Amendment, notice of public hearing and notice of a consultation meeting with respect to the 2017 Amendment were sent to each School District affected by the 2017 Amendment; the consultation meeting was held and no additional comments were submitted; and

WHEREAS, the Woodbury County Zoning Commission has reviewed the 2017 Amendment and has reported that it conforms to, or is consistent with, the County's 2005 General Development Plan;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist as legally described on Exhibit A to the 2017 Amendment.

Section 2. The area identified in Section 1 hereof is hereby declared to be part of the Grow Woodbury County Urban Renewal Area, in conformance with the requirements of Chapter 403 of the Code of Iowa.

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

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

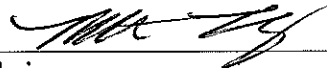
A. The 2017 Amendment conforms to the general plan of the County.

B. County participation in the agreement with GELITA USA, Inc. described in the 2017 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 5. The 2017 Amendment, in the form attached to this Resolution 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 May 9, 2017.



Chairperson

Attest:



County Auditor

**2017 AMENDMENT
URBAN RENEWAL PLAN
GROW WOODBURY COUNTY URBAN RENEWAL AREA
May, 2017**

The Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area is being amended at this time in order to add certain property to the Area and to describe a development agreement that would be financed with incremental property tax revenues.

The County proposes to enter into a Development Agreement with GELITA USA, Inc., which calls for the Company to construct a collagen peptide processing facility on property that is being added to the Urban Renewal Area and commits the County to make incremental property tax rebate payments to the Company for a period of five years in an amount not exceeding \$499,612.

The property to be added to the Urban Renewal Area consists of 246.39 acres located at 2445 Port Neal Road, Sergeant Bluff, Iowa. A legal description of the property is attached to this Amendment as Exhibit A.

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	\$4,315,400
Constitutional debt limit of the County:	\$349,500,000
Proposed amount of tax increment rebate payments:	\$499,612

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY ADDED TO URBAN RENEWAL AREA

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION EIGHTEEN (18), 1,344.6 FEET, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SAID SECTION EIGHTEEN (18), FOR 1,133 FEET TO THE WEST RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD, THENCE SOUTHEASTERLY AND SOUTH ALONG THE WEST LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD THRU THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SAID SECTION EIGHTEEN (18) AND THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION NINETEEN (19), SAID TOWNSHIP AND RANGE, TO A POINT 800 FEET SOUTH AND 611 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19), THENCE SOUTHWESTERLY PARALLEL TO AND APPROXIMATELY 10 FEET EASTERLY AND SOUTHERLY FROM THE HIGH BANK OF THE OLD LAKE SHORE TO A POINT 1,841 FEET WEST AND 200 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), THENCE WEST PARALLEL TO AND 200 FEET NORTH FROM THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), 865.7 FEET TO A POINT 200 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19) AND SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), SAID TOWNSHIP AND RANGE, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION EIGHTEEN (18), THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION EIGHTEEN (18) TO THE POINT OF BEGINNING. THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD IS EXCLUDED FROM THE ABOVE DESCRIBED TRACT.

EXCEPT

BEGINNING AT A POINT 800 FEET SOUTH AND 611 FEET WEST OF THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 87 NORTH, RANGE 47, WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA; THENCE SOUTHWESTERLY PARALLEL TO AND APPROXIMATELY 10 FEET EASTERLY AND SOUTHERLY FROM THE HIGH BANK OF THE OLD LAKE SHORE TO A POINT 1,841 FEET WEST AND 200 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE WEST PARALLEL TO AND 200 FEET NORTH FROM THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, 865.7 FEET TO A POINT 200 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19 TO THE NORTHWEST CORNER OF THE

NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING.

AND EXCEPT

THE WEST 150 FEET OF THE NORTH 75 FEET OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, TOGETHER WITH A NON-EXCLUSIVE RIGHT IN PERPETUITY OF INGRESS TO AND EGRESS FROM SAID PREMISES OVER A PRESENTLY EXISTING ROAD OR A FUTURE SUBSTITUTED ROAD ACROSS ADJACENT LANDS OF THE GRANTOR. PARCEL BEING 0.26 ACRES.

ALSO INCLUDES

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼, SE ¼) OF SECTION EIGHTEEN (SEC. 18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FORTY-SEVEN WEST (R47W) OF THE 5TH P.M., WOODBURY COUNTY, IOWA, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SEC. 18; THENCE SOUTH 79°56'36" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SEC. 18, FOR A DISTANCE OF 521.99 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2292.38 FEET FOR A DISTANCE OF 1373.05 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 21°12'31" WEST WITH A DISTANCE OF 1352.62 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SE ¼, SE ¼ OF SAID SEC. 18; THENCE NORTH 80°08'11" EAST ON SAID NORTH LINE FOR A DISTANCE OF 1018.36 FEET TO THE NORTHEAST CORNER OF THE SE ¼, SE ¼ OF SAID SEC. 18; THENCE SOUTH 00°00'00" WEST ON THE EAST LINE OF THE SE ¼ OF SAID SEC. 18 FOR A DISTANCE OF 1344.30 FEET TO THE POINT OF BEGINNING, CONTAINING 21.31 ACRES, 1.02 OF WHICH ARE RESERVED AS PUBLIC RIGHT-OF-WAY FOR PORT NEAL ROAD. ALSO SUBJECT TO ANY EASEMENTS OF RECORD.

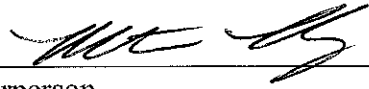
THE EAST LINE OF THE SE ¼ OF SAID SEC. 18 IS ASSUMED TO BEAR SOUTH 00°00'00" WEST TO CONFORM TO PREVIOUS SURVEY BY OTHERS.

AND INCLUDES

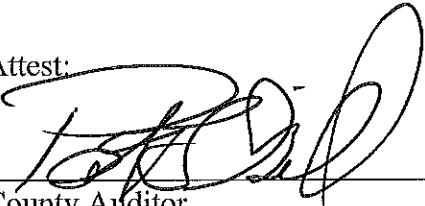
THE E ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 87 NORTH, RANGE 47, WEST OF THE 5TH P.M.

AND ALL OF PORT NEAL ROAD RIGHT OF WAY BEGINNING AT THE NE CORNER OF THE SE ¼ OF 18-87-47 THENCE SOUTH TO A POINT THAT IS 200 FEET NORTH OF THE SE CORNER OF THE NE ¼ OF 19-87-47.

Passed and approved by the Board of Supervisors of Woodbury County, Iowa, on May 9, 2017.



Chairperson

Attest:


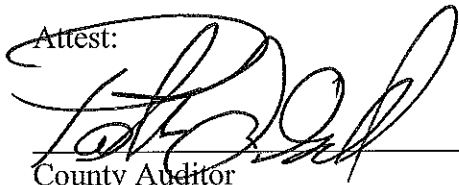
County Auditor

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Upon motion and vote, the meeting adjourned.



Chairperson

Attest:


County Auditor

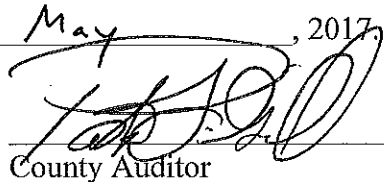
STATE OF IOWA
WOODBURY COUNTY

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 2017 Amendment to the urban renewal plan for the Grow Woodbury County Urban Renewal Area.

I also certify that the ordinance that is part of these records was published as required by law, and a publisher's affidavit with respect to such publication is attached to this certificate.

WITNESS MY HAND this 9th day of May, 2017.



County Auditor

APPROVE 2017 AMENDMENT TO
URBAN RENEWAL PLAN GROW
WOODBURY COUNTY URBAN
RENEWAL AREA

424093-17

Sioux City, Iowa

May 9, 2017

The Board of Supervisors of Woodbury County, Iowa, met on May 9, 2017, at 4:40 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: Taylor, DeWitt, Ung, Pottchaum, Radig

Absent: none

It was reported that notice of the intention of the Board to conduct a public hearing on the 2017 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 as summarized below; filed written statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

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

Supervisor Taylor moved the adoption of a resolution entitled "A Resolution to Approve 2017 Urban Renewal Plan Amendment for the Grow Woodbury County Urban Renewal Area", seconded by Supervisor Ung. After due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

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

Nays: None

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

Gelita
Development
Agreement
5-9-17

Woodbury 6b
Urban Renewal Area

PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

Public Hearing – Economic Development Tax Increment Payments with Gelita USA, Inc.

In said newspaper one consecutive Friday issues, the first publication thereof being on the 21st day of April, 2017.

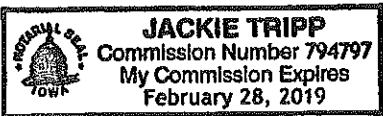
NOTICE OF PUBLIC HEARING ON DEVELOPMENT AGREEMENT WITH GELITA USA, INC.
The Board of Supervisors of Woodbury County, Iowa, will meet at the Woodbury County Courthouse, on the 9th day of May, 2017, at 4:50 o'clock p.m., at which time and place a public hearing will be held on a Development Agreement between the County and GELITA USA, Inc., related to the construction of a collagen peptide processing facility, which provides for certain incentives in the form of economic development tax increment payments in a total amount not exceeding \$499,612, as authorized by Section 403.9 of the Code of Iowa.
The Agreement to make economic development tax increment payments will not be a general obligation of the County, but will be payable from incremental property tax revenues generated from property located within the 2017 Amendment to the Grow Woodbury County Urban Renewal Area.
At the meeting, the Board will receive oral or written objections from any resident or property owner of the County. Thereafter, the Board may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement.
This notice is given by order of the Board of Supervisors of Woodbury County, Iowa, in accordance with Section 403.9 of the Code of Iowa.
Published in the Sioux City Journal April 21, 2017, LGL#27987

Brenda Gries
Brenda Gries

Subscribed and sworn before me in Sioux City, in said County, this 21st day of April, 2017.

Jackie Tripp..... Notary Public

In and for Woodbury County.



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2017 APR 26 PM 3 23
AUDITOR & REGISTER
WOODBURY COUNTY
IOWA