

#13

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FOR

Date: March 31, 2016

Weekly Agenda Date: April 5, 2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dennis Butler, Finance/Operations Controller
SUBJECT: Liberty Park Urban Renewal Area (LPURA) Amendment #2 and Renaming the LPURA to Grow Woodbury County Urban Renewal Area

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

WORDING FOR AGENDA ITEM: Discussion on Amendment #2 for Liberty Park Urban Renewal Area and Renaming the Urban Renewal Area.

EXECUTIVE SUMMARY: The original Liberty Park Urban Renewal Area (LPURA) was established February 12, 2013. Amendment #1 was finalized on December 23, 2013. Now we are proposing to do Amendment #2, which will encompass the Dogwood Trail in Sergeant Bluff and also the three properties named AG Processing Inc., Koch Nitrogen Company, and The Andersons. This amendment adds these areas to the original urban renewal area and Amendment #1. The purpose is to provide a funding mechanism for the financing of the Dogwood Trail Project inside the City of Sergeant Bluff. It could also provide a funding mechanism for future projects that might occur within the urban renewal area.

In addition, the name of the urban renewal area is being proposed to change from Liberty Park Urban Renewal Area to the **Grow Woodbury County Urban Renewal Area**.

BACKGROUND: This amendment is necessary to provide the funding for the Dogwood Trail Project that the County agreed to in a Development Agreement with the City of Sergeant Bluff and also any other improvements that might arise within this urban renewal area.

FINANCIAL IMPACT: None

RECOMMENDATION: Proceed with Amendment #2 for the Liberty Park Urban Renewal Area and the renaming of the area to **Grow Woodbury County Urban Renewal Area**.

ACTION REQUIRED / PROPOSED MOTION: None.

Approved by Board of Supervisors March 3, 2015. Revised May 5, 2015.



STUDY AREA

1,000 ACRE PREFERRED SITE

SALIX 2

Dennis's Copy



207TH STREET

208TH STREET

209TH STREET

CENTURY FARM (TYP)

SALIX

EXISTING UP LINE

OLD HIGHWAY 75

CENTURY FARM (TYP)

CENTURY FARM (TYP)

CENTURY FARM (TYP)

CENTURY FARM (TYP)

1,000 ACRE PREFERRED SITE

OUTER MARKER

CENTURY FARM (TYP)

PORT NEAL ROAD

BETA NORTH AMERICA

NEC NEALS NORTH

KOCH PURPOSE COMPANY

HAILEY

Koch

NEC NEALS SOUTH

AIR LIQUID

87473110003

87473110003
NULEX INC

87473110005

87473110005
KOCH NITROGEN COMPANY

87473130001

87473130001
AG PROCESSING INC



Nutra-Flu

~~Atlatx Inc.~~

35.45 acres
total

All that part of Government Lot 1 and part of the accretions thereto, all in Section 31, Township 87 North, Range 47 West of the Fifth Principal Meridian in Woodbury County, Iowa, described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 31; thence South 77°48'34" West along the South line of said Northeast 1/4 of the Northwest 1/4 and the South line of said Government Lot 1 for 2,219.41 feet to the point of beginning; thence continuing South 77°48'34" West along said South line and said South line projected Southwesterly for 537.32 feet to the ordinary high water mark of the Missouri River; thence North 15°47'15" West along said ordinary high water mark for 223.14 feet; thence North 13°45'14" West along said ordinary high water mark for 119.02 feet; thence North 19°36'50" West along said ordinary high water mark for 100.05 feet; thence North 14°08'07" West along said ordinary high water mark for 59.85 feet; thence North 77°49'18" East for 569.63 feet; thence South 12°10'42" East for 500.58 feet to the point of beginning.

Said described parcel contains 6.35 acres, more or less, and is subject to easements of record.

and

All that part of the Northeast Quarter of the Northwest Quarter, (NE 1/4 NW 1/4), part of Government Lot One (1) and part of the accretions thereto, all in Section Thirty-one (31), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5th P. M. in Woodbury Co, Iowa described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4) NW 1/4 of said Section Thirty-one (31); thence South 77° 48' 34" West along the South line of said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and the South line of government Lot One (1) for 2,219.41 feet; thence North 12° 10' 42" West for 500.58 feet; thence North 77° 49' 18" East for 2,310.83 feet to the East line of said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) ; thence South 1° 49' 00" East along said line for 508.29 feet to the point of beginning.

Said parcel contains a total of 26.02 acres and subject to easements of record.

and

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 30 and that part of the Northwest 1/4 of Section 31, all in Township 87 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Northeast corner of said Northwest 1/4 of Section 31, also being the Southeast corner of said Southeast 1/4 of the Southwest 1/4 of said Section 30; thence North 2°17'34" West along the East line of said Southeast 1/4 of the Southwest 1/4 for 86.68 feet; thence South 76°40'32" West for 50.27 feet; thence South 41°43'24" West for 139.64 feet to the South line of said Southeast 1/4 of the Southwest 1/4, also being the North line of said Northwest 1/4 of Section 31, thence South 18°10'45" West for 113.99 feet; thence Southerly for 392.67 feet on a 1124.93 foot radius curve, concave Easterly, having a long chord of 390.68 feet, bearing South 8°10'45" West; thence South 1°49'15" East for 292.33 feet; thence South 77°48'40" West for 1800.16 feet; thence South 12°11'20" East for 50.00 feet; thence North 77°48'40" East for 1913.00 feet to the Westerly line of an existing railroad easement; thence North 1°49'15" West along said Westerly line for 321.21 feet; thence Northerly along said Westerly line for 350.79 feet on a 1004.93 foot radius curve, concave Easterly, having a long chord of 349.01 feet, bearing North 8°10'45" East; thence North 18°10'45" East along said Westerly line for 144.06 feet to the South line of the North 2 rods of said Northwest 1/4; thence North 78°38'25" East along a line 2 rods South of and parallel to the North line of said Northwest 1/4 for 23.45 feet to the East line of said Northwest 1/4; thence North 1°49'15" West along said East line for 33.46 feet to the point of beginning.

Said described parcel contains 4.612 acres, more or less, with 0.192 acres in said Southeast 1/4 of the Southwest 1/4, including 0.133 acres in roadway easement and 4.42 acres in said Northwest 1/4, including 0.028 acres in roadway easement.

Koch Nitrogen Company

62.8 acres
total

Parcel 1:

That part of Section 31, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Bounded on the East by the North-South center line of said Section 31;

Bounded on the North by a line described as follows:

From the center of said Section 31 thence North on the said North-South center line the bearing being N 01° 49' W for 1,320.2 feet to the point of beginning; thence South 77° 47' W to the Missouri River;

Bounded on the South and Southeasterly by a line described as follows:

From a point on the North-South Center line of said Section 31/ 1,037.56 feet North of the center of said Section 31; thence South 77° 47' W for 1,757.98 feet; thence South 12° 13' E for 149 feet; thence South 41° 36' E for 588.1 feet; thence South 66° 15' W for 294.5 feet; thence South 77° 47' W to the Missouri River;

Bounded on the West by the Missouri River, excepting there from such portion of the foregoing tract as may lie within that tract of land conveyed by Borden, Inc. to Woodbury County, Iowa for highway purposes by Deed dated January 20, 1969, which tract is more specifically described as follows:

A tract of land in Section 31, Township 87 North, Range 47, West of the 5th P.M., Woodbury County, Iowa described as follows:

Commencing at a point on the North-South center line of said Section 31, 80 feet South of the center of said section; thence North on said North-South center line, the bearing being North 01° 49' West, a distance of 1,400.2 feet; thence South 77° 47' West to a point 60 feet from and measured on a perpendicular to such North-South center line; thence South along a line parallel to and 60 feet from said North-South centerline to a point due West of the point of beginning; thence East 60 feet more or less to the point of beginning.

and

Parcel 2:

That part of Section Thirty-one (31), Township Eighty-seven (87) North, Range Forty-seven (47) West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Bounded on the East by the North-South center line of said Section Thirty-one (31);

Bounded on the North and Northeasterly by a line described as follows:

From a point on the North-South center line of said Section Thirty-one (31), One Thousand Thirty-seven and Fifty-six hundredths feet (1,037.56') North of the center of said Section Thirty-one (31); thence South Seventy-seven degrees Forty-seven minutes (77° 47') West for One Thousand Seven Hundred Fifty-seven and Ninety-eight hundredths feet (1,757.98'); thence South Twelve degrees Thirteen minutes (12° 13') East for One Hundred Forty-nine feet (149'); thence South Forty-one degrees Thirty-six minutes (41° 36') East for Five Hundred Eighty-eight and One-tenth feet (588.1'); thence South Sixty-six degrees Fifteen minutes (66° 15') West for Two Hundred Ninety-four and Five-tenths feet (294.5'); thence South Seventy-seven degrees Forty-seven minutes (77° 47') West to the Missouri River;

Bounded on the South by a line described as follows:

Commencing at the center of Section 31; thence S 01° 49' E along the North-South center line of said Section for a distance of 80.00 feet to a point on the South line of the County Highway right-of-way; thence North 90° 00' West 60.03 feet; thence North 01° 49' W 269.60 feet to the point of beginning, said point also being on the Westerly right-of-way line of County Highway; thence continuing S 78° 24' W for a distance of Two Thousand Five Hundred Four and Thirty-one hundredths feet (2,504.31') to a point on the high bank of the Missouri River;

Bounded on the West by the Missouri River.

Note: Parcel designations are for convenience of reference only, and do not constitute an integral part of the legal description.

85.34
acres
total

Ag Processing Inc.

That part of Section 31, T87N, R47W of the 5th Principal Meridian, Woodbury County, Iowa; being more particularly described as follows:

Commencing at the center of Section 31; thence S 01° 49' E. along the North-South centerline of said Section for a distance of 80.00 feet to a point on the south line of the County Hwy. right-of-way and the Point of Beginning; thence continuing S 01° 49' E along said centerline for a distance of 743.05 feet; thence S 78° 24' W for a distance of 2,469.16 feet to a point on the high bank of the Missouri River; thence northerly along said high bank for a distance of 1,013 feet; thence N 78° 24' E for a distance of 2,504.31 feet to a point on the west line of the County Hwy. right-of-way; thence S 01° 49' E along said right-of-way line for a distance of 269.60 feet; thence S 90° 00' E. along the south line of the County Hwy. right-of-way for a distance of 60.03 feet to the Point of Beginning,

and

That part of Section 31, Township 87 North, Range 47 West of the 5th P.M., in Woodbury County, Iowa, being more particularly described as follows: Commencing at the center of Section 31; thence South 01 degrees 49 minutes East along the North-South centerline of said Section and along the East line of Parcel 2 for a distance of 823.05 feet to the Southeast corner of said Parcel 2 and the point of beginning of Parcel 3 description, thence continuing South 01 degrees 49 minutes East along said Section centerline for a distance of 425.09 feet; thence along South line of Government Lot 3 having a bearing of South 78 degrees 24 minutes West for a distance of 2,491.90 feet to a point on the high bank of the Missouri River; thence northerly along said high bank for a distance of 429.54 feet to the Southwest corner of Parcel 2; thence North 78 degrees 24 minutes East along the South line of said Parcel 2 for a distance of 2,469.16 feet to the Point of beginning.

river

Missouri River

G.L. 1

-006

-00

2310.83

423-1935

UP RR 504

508.29

569.63

438-1938

-003

100

2219.41

-00

537.32

-005

G.L. 2

-003

-0

1242.36

163.2

Port Neal Cir

269.6

100

PORT

-001

G.L. 3

-001

300

G.L. 4

-003

-004

G.L.

-002

200

-001
UNK.

UNK.
-001

100

22