

RESOLUTION NO. _____20-38_____

Resolution Setting Date for Public Hearing on Designation of the Expanded Ida County Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, the Board of Supervisors (the “Board”) of Ida County, Iowa (the “County”) by resolution previously established 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 to be undertaken 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, this Board is desirous of obtaining as much information as possible from the residents of the County before making this decision; 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 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, portions of the Property lie within and within two miles of the incorporated limits of the Cities of Ida Grove, Iowa; Holstein, Iowa; Galva, Iowa; and Battle Creek, Iowa (collectively known as the “Cities”), and pursuant to Section 403.17, the County must enter into joint agreements (the “Joint Agreements”) with such Cities in order to exercise urban renewal authority over such portions of the Property; and

WHEREAS, it is now necessary that a date be set for a public hearing on the expansion of the Urban Renewal Area and on the Amendment;

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

Section 1. This Board will meet at the Board of Supervisor’s Meeting Room or Courtroom, Ida Grove, Iowa, on October 27, 2020, at 10:30 o’clock a.m., at which time and place it will hold a public hearing on the designation of an expanded Urban Renewal Area as described in the preamble hereof and on the Amendment.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Ida County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the County Auditor is hereby designated as the County’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the County's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The County Auditor is hereby authorized and directed to present the Joint Agreements to the Cities for approval, execution and delivery to the County prior to the public hearing on October 27, 2020.

Passed and approved September 22, 2020.

/s/ Creston Schubert
Chairperson, Board of Supervisors

Attest:

/s/Shelley Bruning
Deputy County Auditor

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 Supervisor's 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 (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.

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.

Lorna Steenbock
County Auditor