

RESOLUTION NO.2020-26

A Resolution to Approve Urban Renewal Plan Amendment for the Lyon County Economic Development 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 rehabilitation, conservation, redevelopment, development or a combination thereof, 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 Lyon County, Iowa (the "Board"), by prior resolution established the Lyon County Economic Development 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, an amendment (the "Amendment") to the Plan has been prepared which would facilitate the undertaking of new urban renewal projects (the "Projects") in the Urban Renewal Area consisting of constructing County highway, bridge and culvert improvements; and

WHEREAS, notice of a public hearing by the Board of Supervisors of Lyon County, Iowa, on the proposed 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 on August 11, 2020; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the West Lyon Community School District; the consultation meeting was held on the 9<sup>th</sup> day of July, 2020; 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 Lyon County, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this Board of Supervisors as follows:

A. The Projects proposed under the Amendment conform to the general plan for the development of the County;

B. The Projects proposed under 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 families will be displaced as a result of the County's undertakings under the Amendment. Should such issues arise with future projects, then the County will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved August 11, 2020.



Chairperson

Attest:



County Auditor

LYON COUNTY, IOWA  
 URBAN RENEWAL PLAN AMENDMENT  
 LYON COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA

August, 2020

The Urban Renewal Plan (the “Plan”) for the Lyon County Economic Development Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

**1) Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project description:

**Name of Project:** 2020 Lyon County Highway Improvements Project (the “2020 Highway Project”)

**Name of Urban Renewal Area:** Lyon County Economic Development Urban Renewal Area

**Year of Establishment of Urban Renewal Area:** 2011

**Date of Board Approval of Project:** August 11, 2020

**Description of 2020 Highway Project:** The 2020 Highway Project will consist of the construction of bridge and culvert improvements in the Urban Renewal Area as more particularly described as follows:

Project	Location	Vendor	Estimate of Costs
L-TIF2020(42r) --73-60	On 220-98-48-9	Midwest Contracting	\$344,850.00
L-TIF2020(70y) --73-60	On Log-between 220 and 230	Dixon Construction	\$271,222.00
Professional Services	Development Agreement Documents	Dorsey & Whitney LLP - Des Moines	\$2,500.00
Total	Cost after change orders		\$618,572.00
	Debt incurred for projects	Budgeted amount	\$500,000.00
	Local Fund Contribution		\$118,572.00

It is expected that the completed 2020 Highway Project will cause increased and improved ability of the County to provide adequate transportation infrastructure for the growth and retention of commercial, industrial and agri-business enterprises in the Urban Renewal Area.

**Description of Properties to be Acquired in Connection with the 2020 Highway Project:** The County will acquire such easement territory and rights-of-way as are necessary to successfully undertake the 2020 Highway Project.

**Description of Use of TIF:** It is anticipated that the County will pay for the 2020 Highway Project with either borrowed funds or the proceeds of an internal advance of County funds on-hand. In either case, the County's obligation will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the County's use of incremental property tax revenues for the 2020 Highway Project will not exceed \$540,000.

**2) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the County:	<u>\$84,037,335</u>
Outstanding general obligation debt of the County:	<u>\$ 2,945,000</u>
Proposed debt to be incurred in connection with the 2020 Highway Project:	<u>\$ 500,000</u>