RESOLUTION NO. 2026-36

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 a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing improvements to secondary roads in order to provide adequate transportation infrastructure for the growth and retention of commercial, industrial and agribusiness enterprises in the County (the "Project"); 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 November 10, 2026; 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 October 26, 2026; 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 Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole.

B. The proposed economic development projects described in 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 November 10, 2026.

Chairperson

Attest:

County Auditor

(Attach copy of the urban renewal plan amendment to this resolution.)

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Upon motion and vote, the meeting adjourned.

Chairperson, Board of Supervisors

Attest:

County Auditor

LYON COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT
LYON COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA

November, 2026

The Urban Renewal Plan (the "Plan") for the Lyon County Economic Development Urban Renewal Area (the "Urban Renewal Area") of Lyon County, Iowa (the "County") 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 project description.

Name of Project: 2026-2027 Lyon County Secondary Road Improvements Project (the "Road Project")

Date of Board Approval of Project: November 10, 2026

Description of Road Project: The Road Project will consist of the construction of improvements to certain secondary roads in the Urban Renewal Area as more particularly described as follows:

Project	Location	Vendor	Estimate of Costs
Granular Surfacing of gravel roads	Certain project areas covering secondary gravel roads in entire county in multiple locations	Henning Construction	$350,000
Box Culverts	Multiple locations	Metal Culverts & TBD	$200,000
L-052W Bridge (52W)	250th St., 27-46W-98N	Calhoun Burns (Design) & TBD	$800,000
Professional Services		Dorsey & Whitney LLP - Des Moines	$8,000

It is expected that the completed Road 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 Road Project: The County will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Road Project.

Description of Use of TIF: It is anticipated that the County will pay for the Road Project with either borrowed funds and/or the proceeds of an internal advance of County funds on hand. In any case, the County's obligations (the "Obligations") 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 Road Project will not exceed $1,358,000, plus any interest expense incurred on the Obligations.

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:	$128,889,185
Outstanding general obligation debt of the County:	$
Proposed debt to be incurred in connection with the November, 2026 Amendment:	$ 1,358,000