

RESOLUTION NO. 2023-13

Resolution Setting Date for Public Hearing on Designation of the Lyon County DTI Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made to the Board of Supervisors (the "Board") of Lyon County, Iowa (the "County") which shows the desirability of designating a portion of the County as the Lyon County DTI Urban Renewal Area (the "Urban Renewal Area"), pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under such proposal the real property (the "Property") lying within the boundaries set out in Exhibit A would be designated as the Urban Renewal Area; and

WHEREAS, this Board is desirous of obtaining as much information as possible from the residents of the County before making this designation; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken on the Property and which authorizes a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Diversified Technologies, Inc. (the "Company") in connection with the construction (the "Project") by the Company of a new facility including a 150,000 square feet manufacturing structure and a 9,600 square feet two-story office space for use in its business operations on the Property; and

WHEREAS, portions of the Property lie within two miles of the incorporated limits of the City of George, Iowa (the "City"), and pursuant to Section 403.17, the County must enter into a joint agreement (the "Joint Agreement") with the City 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 designation of the Urban Renewal Area and on the Plan;

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

This Board will meet at the Lyon County Courthouse on May 9, 2023, at 8:45 a.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan and Project for said Urban Renewal Area.

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 Lyon County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Pursuant to Section 403.5 of the Code of Iowa, the Lyon County Auditor, or her designee, is hereby designated as the County's representative in connection with the consultation process

with the George-Little Rock Community School District which is required under that section of the urban renewal law.

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


The County Auditor is hereby authorized and directed to present the Joint Agreement to the City for approval, execution and delivery to the County prior to the public hearing on May 9, 2023, and all action heretofore taken in this regard is all hereby ratified and affirmed.

Passed and approved April 11, 2023.



Chairperson, Board of Supervisors

Attest:



County Auditor

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE LYON COUNTY DTI URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECTS

Notice Is Hereby Given: That at 8:45 a.m., on May 9, 2023, at the Lyon County Courthouse, Rock Rapids, Iowa, there will be conducted a public hearing on the question of designating as the Lyon County DTI Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the property situated in Lyon County, Iowa more particularly described as follows:

Lot 1 in Parcel A in the Fractional Northwest Quarter (Frac. NW $\frac{1}{4}$) of Section Thirty-one (Sec. 31), Township 99 North, Range 43 West of the 5th P.M., Lyon County, Iowa being recorded in Plat Book 2022, Page 2986.

The subject matter of the public hearing will also include the adoption of a proposed urban renewal plan (the "Plan") and approval of certain urban renewal projects for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which Plan is on file for public inspection in the office of the County Auditor.

The general scope of the proposed Plan, as more specifically described therein, includes the authorization of a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Diversified Technologies, Inc. (the "Company") in connection with the construction by the Company of a new facility including a 150,000 square feet manufacturing structure and a 9,600 square feet two-story office space for use in its business operations on the Property.

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.

Jennifer Smit
County Auditor