

RESOLUTION NO. 2026-14

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area,
Pursuant to Section 403.4 of the Code of Iowa and Approve an Urban Renewal Plan
Amendment for the Poweshiek County Road Improvement 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 development 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 (the “Board”) of Poweshiek County, Iowa (the “County”) by resolution previously established the Poweshiek County Road Improvement 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, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; 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 new urban renewal projects in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing certain county road and drainage improvements; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the Cities of Grinnell, Montezuma, Brooklyn, and Malcom, Iowa (collectively known as the “Cities”), and certain agreements (the “Joint Agreements”) have been executed by the Cities to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

WHEREAS, notice of a public hearing by the Board on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Urban Renewal Area 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 28, 2025; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed the proposed Amendment; 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 Grinnell-Newburg Community School District, the Montezuma Community School District, the Brooklyn-Guernsey-Malcom Community School District, the English Valleys Community School District, and the Tri-County Community School District, and the consultation meeting was held on August 14, 2025;

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 of Poweshiek County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the September, 2025 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. 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. 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.

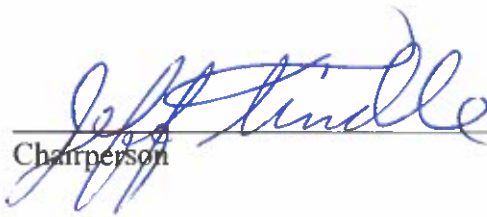
C. It is not anticipated that any families will be displaced in connection with the County's undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreements on behalf of the County, and all action heretofore taken by the Chairperson and the County Auditor to execute said Joint Agreement is all hereby ratified and affirmed.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved September 15, 2025.


Chairperson

Attest:


County Auditor

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

EXHIBIT A
Legal Description

September, 2025 Addition to the Poweshiek County Road Improvement Urban Renewal Area

Certain real property situated in Poweshiek County, State of Iowa, more particularly described as follows:

All of the public right-of-way of 390th Avenue, from and including its intersection with County Road T58 on the west and continuing to and including its intersection with 100th Street on the east; and

All of the public right-of-way of 520th Avenue from and including its intersection with County Road V13 on the west and continuing to and including its intersection with 180th Street on the east; and

All of the public right-of-way of 80th Street from and including its intersection with 420th Avenue on the north and continuing to and including its intersection with County Road F46 on the south; and

All of the public right-of-way of 420th Avenue from and including its intersection with 100th Street on the west and continuing to and including its intersection with US Hwy 63 on the east; and

All of the public right-of-way of County Road V13 from and including its intersection with US Hwy 63 on the west and continuing to and including its intersection with S 8th Street on the east; and

All of the public right-of-way of Forest Home Road from and including its intersection with 500th Avenue on the west and continuing to and including its intersection with US Hwy 63 on the east; and

All of the public right-of-way of 100th Street from and including its intersection with County Road F57 on the north and continuing to and including its intersection with 500th Avenue on the south; and

All of the public right-of-way of 500th Avenue from and including its intersection with 100th Street on the west and continuing to and including its intersection with Forest Home Road on the east; and

All of the public right-of-way of 7th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of 8th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of Jefferson Street in the City of Montezuma, Iowa, from and including its intersection with 7th Street on the west and continuing to and including its intersection with 8th Street on the east; and

All of the public right-of-way of Jefferson Street in the City of Montezuma, Iowa, from and including its intersection with 8th Street on the west and continuing to and including its intersection with 10th Street on the east; and

All of the public right-of-way of 10th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of 4th Street in the City of Montezuma, Iowa, from and including its intersection with 484th Avenue on the north and continuing to and including its intersection with High School Drive on the south; and

All of the public right-of-way of 420th Avenue, from and including its intersection with US Hwy 63 on the west and continuing to and including its intersection with County Road V18 on the east; and

All of the public right-of-way of 370th Avenue, from and including its intersection with 40th Street on the west and continuing to and including its intersection with 80th Street on the east; and

All of the public right-of-way of 2nd Street in the City of Malcom, Iowa, from and including its intersection with Railroad Drive on the west and continuing to and including its intersection with US Hwy 63 on the east.

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Upon motion and vote, the meeting adjourned.


Chairperson

Attest:


County Auditor

POWESHIEK COUNTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
POWESHIEK COUNTY ROAD IMPROVEMENT URBAN RENEWAL AREA

September, 2025

The Urban Renewal Plan (the "Plan") for the Poweshiek County Road Improvement Urban Renewal Area (the "Urban Renewal Area") of Poweshiek County, Iowa (the "County") is being amended for the purposes of (1) adding property to the Urban Renewal Area; and (2) identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the County will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) 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: Poweshiek County Road and Drainage Improvement Projects (the "Road and Drainage Projects")

Date of Board Approval of Project: September 15, 2025

Description of Project: The Road and Drainage Projects will consist of the construction of county road improvements as more particularly described on Exhibit B hereto in the Urban Renewal Area.

The completed Road and Drainage Projects 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 Project: The County will acquire such easement territory and right-of-way as are necessary to successfully undertake the Road and Drainage Projects.

Description of Use of TIF: It is anticipated that the County will pay for the Road and Drainage Projects with either borrowed funds and/or the proceeds of internal advances of County funds on-hand. In any case, the County's obligations may be repaid with incremental property tax revenues. It is anticipated that the County's use of incremental property tax revenues for the Road and Drainage Projects will not exceed \$7,500,000 plus any interest as may accrue on any credit facilities entered into by the County to finance the Road and Drainage Projects.

3) 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>\$153,496,670</u>
Outstanding general obligation debt of the County:	<u>\$</u>
Proposed debt to be incurred in connection with this September, 2025 Amendment:	<u>\$ 7,500,000</u>

EXHIBIT A
Legal Description
Expanded Poweshiek County Consolidated Urban Renewal Area
(September, 2025 Addition)

Certain real property situated in Poweshiek County, State of Iowa, more particularly described as follows:

All of the public right-of-way of 390th Avenue, from and including its intersection with County Road T58 on the west and continuing to and including its intersection with 100th Street on the east; and

All of the public right-of-way of 520th Avenue from and including its intersection with County Road V13 on the west and continuing to and including its intersection with 180th Street on the east; and

All of the public right-of-way of 80th Street from and including its intersection with 420th Avenue on the north and continuing to and including its intersection with County Road F46 on the south; and

All of the public right-of-way of 420th Avenue from and including its intersection with 100th Street on the west and continuing to and including its intersection with US Hwy 63 on the east; and

All of the public right-of-way of County Road V13 from and including its intersection with US Hwy 63 on the west and continuing to and including its intersection with S 8th Street on the east; and

All of the public right-of-way of Forest Home Road from and including its intersection with 500th Avenue on the west and continuing to and including its intersection with US Hwy 63 on the east; and

All of the public right-of-way of 100th Street from and including its intersection with County Road F57 on the north and continuing to and including its intersection with 500th Avenue on the south; and

All of the public right-of-way of 500th Avenue from and including its intersection with 100th Street on the west and continuing to and including its intersection with Forest Home Road on the east; and

All of the public right-of-way of 7th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of 8th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of Jefferson Street in the City of Montezuma, Iowa, from and including its intersection with 7th Street on the west and continuing to and including its intersection with 8th Street on the east; and

All of the public right-of-way of Jefferson Street in the City of Montezuma, Iowa, from and including its intersection with 8th Street on the west and continuing to and including its intersection with 10th Street on the east; and

All of the public right-of-way of 10th Street in the City of Montezuma, Iowa, from and including its intersection with Jefferson Street on the north and continuing to and including its intersection with East Main Street on the south; and

All of the public right-of-way of 4th Street in the City of Montezuma, Iowa, from and including its intersection with 484th Avenue on the north and continuing to and including its intersection with High School Drive on the south; and

All of the public right-of-way of 420th Avenue, from and including its intersection with US Hwy 63 on the west and continuing to and including its intersection with County Road V18 on the east; and

All of the public right-of-way of 370th Avenue, from and including its intersection with 40th Street on the west and continuing to and including its intersection with 80th Street on the east; and

All of the public right-of-way of 2nd Street in the City of Malcom, Iowa, from and including its intersection with Railroad Drive on the west and continuing to and including its intersection with US Hwy 63 on the east.

EXHIBIT B
POWESHIEK COUNTY ROAD AND DRAINAGE IMPROVEMENT
PROJECTS

Project	Location	Description	Amount
390 th Grading	T58 to 100 th (2 miles)	Roadway reconstruction	\$1,000,000
520 th Grading	V13 to 180 th (3 miles)	Roadway reconstruction	\$1,500,000
80 th Grading (Pellets)	F46 to 420 th (3 miles)	Roadway reconstruction	\$1,875,000
420 th (South Chicken Farm)	100 th to US63 (2 miles)	Roadway reconstruction	\$937,500
V13 (Montezuma)	US63 to Bonham Trail (1/2 mile)	Roadway reconstruction	\$1,475,000
Forest Home (Monte.)	US63 to 0.6 miles west (.06 miles)	Roadway reconstruction	\$1,443,750
100/500/Forest Home Grading	100 th from F57 to 500 th , 500 th from 100 th to Forest Home, Forest Home from 500 th to 0.6 miles west of US63	Roadway reconstruction	\$2,500,000
Monte. 7 th Sewer	Jefferson to Washington	Storm sewer improvement	\$100,000
Monte. 7 th Street	Jefferson to E Main Street	Roadway reconstruction	\$306,250
Monte. 8 th Street	Jefferson to IA85	Roadway reconstruction	\$306,250
Monte. Jefferson St.	7 th to 8 th	Roadway reconstruction	\$193,750
Monte. Jefferson/10 th	8 th to 10 th /10 th to IA85	Roadway reconstruction	\$881,250
Monte. 4 th St.	High School Dr. to 484 th	Roadway reconstruction	\$156,250
420 th Rock Resurfacing	US63 to V18	Rock resurfacing	\$1,500,000
370 th Rock Resurfacing	40 th to 80 th	Rock resurfacing	\$1,200,000
Malcom 2 nd Street	Railroad Drive to US63	Roadway reconstruction	\$1,500,000