

RESOLUTION NO. 2026-8

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

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, 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 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 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 Poweshiek County, Iowa, as follows:

Section 1. This Board will meet at the Boardroom, Poweshiek County Courthouse Montezuma, Iowa, on August 28, 2025, at 9:00 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 the 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, or her designee, 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 August 28, 2025, and all prior action taken by the County Auditor in this regard is hereby ratified and affirmed.

Passed and approved August 4, 2025.


Chairperson, Board of Supervisors

Attest:



County Auditor

EXHIBIT A
Legal Description

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 Bonham Trail 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 west and continuing to and including its intersection with 500th Avenue on the east; and

All of the public right-of-way of 500th Avenue from and including its intersection with 100th Street on the north and continuing to and including its intersection with Forest Home Road on the south; 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 IA Hwy 85 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 IA Hwy 85 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.