

HEARING ON AND APPROVAL OF 2021
AMENDMENT TO THE EAGLE GROVE
URBAN RENEWAL AREA

436775-36

Eagle Grove, Iowa

January 18, 2021

The City Council of the City of Eagle Grove, Iowa, met on January 18, 2021, at 6:30 o'clock, p.m., for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The City Council met telephonically, which was accessible at the following:

Dial-in Information: (605) 313-5306
Access Code: 127491#

The City Council conducted this meeting telephonically due to federal and state government recommendations in response to COVID-19 pandemic conditions. Telephonic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Schild, Weland, Pamperin, Quintus, Jergens, and Middleton

Absent: _____ .

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member Pamperin moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the Eagle Grove Urban Renewal Area," seconded by Council Member Quintas. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Schild, Pamperin, Quintas, Jergens, and Middleton

Nays: _____

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO.2021-05

Resolution to Approve Urban Renewal Plan Amendment for the Eagle Grove Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality 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 municipality; and

WHEREAS, this City Council of the City of Eagle Grove, Iowa (the "City"), by prior resolution established the Eagle Grove Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) updates the description of the City's Commercial Construction Incentive Program previously approved by the City Council in the April, 2016 Amendment to the Plan and (2) authorizes the undertaking of a new urban renewal project (the "Project") in the Urban Renewal Area consisting of providing tax increment financing support to Eagle Grove Recreation in connection with the expansion and renovation of the Eagle Grove Wellness Center; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on January 18, 2021; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Wright County and the Eagle Grove Community School District; the consultation meeting was held, electronically due to the Covid-19 Pandemic, on the 13th day of January, 2021; 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 City Council of the City of Eagle Grove, 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 City Council as follows:

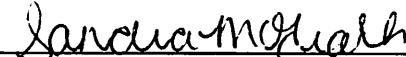
A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City 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 January 18, 2021.



Mayor

Attest:




City Clerk

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

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Upon motion and vote, the meeting adjourned.



Mayor

Attest:



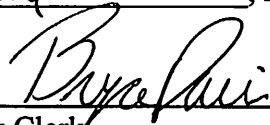
City Clerk

STATE OF IOWA
COUNTY OF WRIGHT
CITY OF EAGLE GROVE

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Eagle Grove, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Eagle Grove Urban Renewal Area in the City of Eagle Grove, Iowa.

WITNESS MY HAND this 18th day of January, 2021.



City Clerk

CITY OF EAGLE GROVE, IOWA

URBAN RENEWAL PLAN AMENDMENT
EAGLE GROVE URBAN RENEWAL AREA

January, 2021

The Urban Renewal Plan (the “Plan”) for the Eagle Grove Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of (1) updating the description of the City’s Commercial Construction Incentive Program and (2) identifying a new urban renewal project to be undertaken therein.

1) Update Description of the City’s Commercial Construction Incentive Program. The City approved the Commercial Construction Incentive Program in the April, 2016 Amendment to the Plan. It is now necessary to update the description of the Commercial Construction Incentive Program to read as follows:

Name of Project: Commercial Construction Incentive Program

Name of Urban Renewal Area: Eagle Grove Urban Renewal Area

Date of Council Approval of Project: April 4, 2016, as updated September 18, 2017 and January 19, 2021

Description of Program: The Commercial Construction Incentive Program (the “Program”) is designed to provide public support to local contractors participating in new construction projects in the Urban Renewal Area. The City will provide fiscal support to the Program through the provision of a series of economic development grants (the “Grants”) to local contractors undertaking qualified construction projects in the Urban Renewal Area. Qualified projects may include commercial, industrial, residential and multi-residential construction.

Under the Program, the City is hereby authorized to provide an economic development grant (the “EGEDC Grant”) to the Eagle Grove Economic Development Corporation (“EGEDC”) to assist EGEDC with certain land acquisition costs and site preparation costs related to commercial property developments.

It is anticipated that the Program will have a direct, positive impact on the local economy of the City through the creation of jobs, the leveraging of private investment in the community, increased private property valuations and enhanced commerce and business environment.

In addition, it is expected that many of the Grants will be used to improve and redevelop lots that are involved with the City’s demolition and site preparation project which is detailed elsewhere in this Urban Renewal Plan Amendment.

The City Staff will develop appropriate materials, including agreements and applications, for the administration of the Grants. Applications and Grant awards will first be considered and deliberated by the CDC Housing Committee, which will then make advisory recommendations to the City Council for final approval. The City Council will ultimately determine all awards of the Grants.

Description of Use of TIF: It is anticipated that the City will fund the Grants, including the EGEDC Grant, with either borrowed funds or with the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the funding of the Grants will not exceed \$1,950,000 (increased from \$1,200,000 approved in the September, 2017 Amendment to the Plan) plus any such interest as may accrue on any credit facilities undertaken to finance the Program.

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: Eagle Grove Wellness Center Expansion Project

Name of Urban Renewal Area: Eagle Grove Urban Renewal Area

Date of Council Approval of Project: January 19, 2021

Description of the Project and Project Site: Eagle Grove Recreation has proposed to undertake the expansion and renovation (the "Wellness Center Project") of the Eagle Grove Wellness Center situated at 801 SE 5th Street in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to Eagle Grove Recreation in support of the efforts to complete, operate and maintain the Wellness Center Project.

The costs incurred by the City to amend the Plan in order to provide tax increment financing assistance to Eagle Grove Recreation will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$7,500.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Wellness Center Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Wellness Center Project.

Description of Use of TIF for the Project: The City intends to enter into an economic development grant agreement (the "Agreement") with Eagle Grove Recreation with respect to the development and use of the completed Wellness Center Project and to provide an economic development grant (the "Grant") to Eagle Grove Recreation

thereunder. The Grant will be funded through the issuance of general obligation bonds or notes and/or with the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations will be repaid with future incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$2,200,000, plus the Admin Fees and any such interest as may accrue on any credit facilities undertaken to finance the Project.

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 City:	<u>\$7,810,042</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with January, 2021 Amendment*:	<u>\$2,953,500**</u>

It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

*Proposed debt in the amount of \$1,200,000 for the Commercial Construction Incentive Program was previously approved in the September, 2017 Amendment to the Plan. The amount of additional debt hereunder is \$750,000.

**Plus any interest expense incurred by the City on any credit facilities entered into for the funding of the Commercial Construction Incentive Program or the Eagle Grove Wellness Center Expansion Project.