

SET DATE FOR HEARING ON EXPANDED URBAN RENEWAL AREA DESIGNATION AND URBAN RENEWAL PLAN AMENDMENT

436775-38

Eagle Grove, Iowa

June 21, 2021

The City Council of the City of Eagle Grove, Iowa, met on June 21, 2021, at 6:30 p.m., at the Eagle Grove City Hall Council Chambers, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment.

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

Present: Weland, Quintus, Pamperin and Middleton

Absent: Jergens and schuld

The Mayor announced that an amendment to the boundaries of the Eagle Grove Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member Weland moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Eagle Grove Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member Middleton. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Weland, Quintus, Pamperin and Middleton

~~Absent~~
Nays: Jergen and schulds

Nays: N/A

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2021-36

Resolution Setting Date for Public Hearing on Designation of the Expanded Eagle Grove Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Eagle Grove, Iowa (the “City”) by resolution previously 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, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City 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; (2) updates the description of the City’s Eagle Grove Wellness Center Expansion Project previously approved in the January 18, 2021 Amendment to the Plan; (3) updates the description of the City’s Downtown Façade Rehabilitation Program previously approved in the September 16, 2019 Amendment to the Plan; and (4) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Daybreak Foods, Inc. (the “Company”) in connection with the redevelopment of the Property by the Company including (i) the demolition of existing structures and related asbestos removal on the Property; and (ii) the construction of a new building for use in the Company’s business operations on the Property; and (b) using tax increment financing to pay the costs of the City’s Economic Development Local Business Support Program; and

WHEREAS, the Property meets the definition of “agricultural land” under Section 403.17 of the Code of Iowa and pursuant to said law, a consent agreement (the “Ag Land Consent”) has been prepared for execution by the owners (the “Ag Land Owners”) of the Property; and

WHEREAS, the Property is located outside but within two miles of the incorporated limits of the City, and a resolution (the “County Consent Resolution”) has been prepared for adoption by the Board of Supervisors of Wright County, Iowa in satisfaction of the consent requirements of Section 403.17.4 of the Code of Iowa; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Property and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Eagle Grove, Iowa, as follows:

Section 1. This City Council will meet at the Eagle Grove City Hall Council Chambers in Eagle Grove, Iowa, on July 19, 2021, at 6:30 p.m., at which time and place it will hold a public

hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Eagle Grove, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

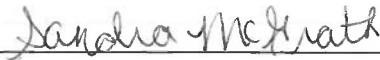
Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The Mayor and City Clerk are hereby authorized and directed to present the Ag Land Consent to the Ag Land Owners.

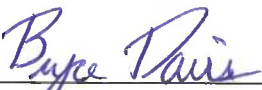
Section 6. The County Consent Resolution is hereby approved for presentation to Wright County for execution and delivery to the City prior to the public hearing on July 19, 2021, and any action heretofore taken in this regard is all hereby ratified and affirmed.

Passed and approved June 21, 2021.



Mayor

Attest:



City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED EAGLE GROVE URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:30 p.m., at the Eagle Grove City Hall Council Chambers in Eagle Grove, Iowa, on July 19, 2021, the City Council of the City of Eagle Grove will hold a public hearing on the question of amending the urban renewal plan (the “Plan”) for the Eagle Grove Urban Renewal Area (the “Urban Renewal Area”) and designating an expanded Eagle Grove Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property (the “Property”) described as follows:

Certain real property situated in the City of Eagle Grove, Wright County, State of Iowa bearing the Wright County Property Tax Parcel Identification Number 0922100007 and legally described as follows:

All that part of the East ½ of the NW ¼ of Section 22, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa, lying West of the Railroad right-of-way and East of Highway No. 17 (formerly No. 60).

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the City’s Eagle Grove Wellness Center Expansion Project previously approved in the January 18, 2021 Amendment to the Plan; (2) updates the description of the City’s Downtown Façade Rehabilitation Program previously approved in the September 16, 2019 Amendment to the Plan; and (3) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Daybreak Foods, Inc. (the “Company”) in connection with the redevelopment of the Property by the Company including (i) the demolition of existing structures and related asbestos removal on the Property; and (ii) the construction of a new building for use in the Company’s business operations on the Property; and (b) using tax increment financing to pay the costs of the City’s Economic Development Local Business Support Program. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Bryce Davis
City Clerk

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On motion and vote the meeting adjourned.

Sanctia McHarts
Mayor

Attest:

Baye Davis
City Clerk

EXHIBIT A
Legal Description
Expanded Eagle Grove Urban Renewal Area
(July, 2021 Addition)

Certain real property situated in the City of Eagle Grove, Wright County, State of Iowa bearing the Wright County Property Tax Parcel Identification Number 0922100007 and legally described as follows:

All that part of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 22, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa, lying West of the Railroad right-of-way and East of Highway No. 17 (formerly No. 60).

STATE OF IOWA
WRIGHT COUNTY
CITY OF EAGLE GROVE

SS:

I, the undersigned, City Clerk of the City of Eagle Grove do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Eagle Grove Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this 23rd day of July, 2021.



City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
WRIGHT COUNTY
CITY OF EAGLE GROVE

SS:

I, the undersigned, City Clerk of the City of Eagle Grove, do hereby certify 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 those 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 setting a date for public hearing on the question of designating the expanded Eagle Grove Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this 23 day of July, 2021.



City Clerk

PUBLIC NOTICE
EG Designation of Expanded Urban Area

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At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Bryce Davis City Clerk

Published in the Eagle Grove Eagle on Thursday, July 1, 2021

PROOF OF PUBLICATION

STATE OF IOWA } **SS.**
Wright County }

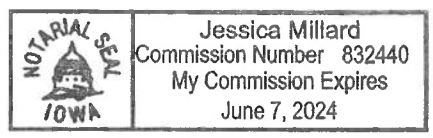
I, the undersigned, being duly sworn, depose and say, that I am Matthew Grohe, CEO of the Eagle Grove Eagle, a weekly newspaper printed in the English language, published at Eagle Grove in Wright County, State of Iowa, and that the annexed Public Notice Eagle Grove Designation of Expanded Urban Renewal

notice was published in said paper once each week for 1 consecutive weeks, the first publication thereof was on the 1 day of July, 2021, the second on the ___ day of ___, 20___, the third on the ___ day of ___, 20___, the fourth on the ___ day of ___, 20___,

Matthew Grohe
 Matthew Grohe, CEO

Subscribed and sworn to before me and in my presence the 13th day of July, 2021,

Jessica Millard
 Notary Public; In and for the State of Iowa



Printer's Fees, \$ 32.49