

APPROVAL OF AMENDMENT TO THE  
EAGLE GROVE URBAN RENEWAL  
AREA

436775-40

Eagle Grove, Iowa

June 6, 2022

The City Council of the City of Eagle Grove, Iowa, met on June 6, 2022, at 6:30 p.m., at City Hall, in the City for the purpose of approving a proposed urban renewal plan amendment.

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

Present: Pampenn, Weland, Jergens, Lorenzen, & Limerick

Absent: \_\_\_\_\_.

Council Member Jergens 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 Limerick. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Pampenn, Weland, Jergens, Lorenzen, & Limerick

Nays: \_\_\_\_\_.

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

RESOLUTION NO. 2022-61

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, the 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 initiatives and projects therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which updates the description of the City’s Eagle Grove Wellness Center Expansion Project previously approved by the City Council in the January, 2021 Amendment to the Plan;

WHEREAS, under the Amendment the City will (1) change the name of the Eagle Grove Wellness Center Expansion Project to the Eagle Grove Recreation Center Project (the “Project”); (2) update the location and nature of such Project; and (3) make other related changes; and

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 reaffirmed by this City Council as follows:

A. The activities proposed under the Amendment conform 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 anticipated that families will be displaced as a result of the City’s undertakings under the Amendment. Should such issues arise, 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 June 6, 2022.

Sandra McHeath  
Mayor

Attest:

Byra Davis  
City Clerk

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

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Upon motion and vote, the meeting adjourned.

Sandra McHeath  
Mayor

Attest:

Byra Davis  
City Clerk

STATE OF IOWA  
WRIGHT COUNTY           SS:  
CITY OF EAGLE GROVE

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Eagle Grove, Iowa 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.

WITNESS MY HAND this 6<sup>th</sup> day of June, 2022.

Byrce Davis  
City Clerk

CITY OF EAGLE GROVE, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
EAGLE GROVE URBAN RENEWAL AREA

June, 2022

The Urban Renewal Plan (the “Plan”) for the Eagle Grove Urban Renewal Area (the “Urban Renewal Area”) of the City of Eagle Grove, Iowa (the “City”) is being amended for the purpose of updating the description of the City’s Wellness Center Expansion Project.

1) **Update Description of the City’s Wellness Center Expansion Project.** The City approved the Eagle Grove Wellness Center Expansion Project in the January, 2021 Amendment to the Plan. It is now necessary to rename the Project and to update the description, as follows:

**Name of Project:** Eagle Grove Recreation Center Project

**Date of Council Approval of Project:** January 19, 2021, and updated on June 6, 2022

**Description of the Project and Project Site:** Eagle Grove Recreation has proposed to undertake the construction (the “Recreation Center Project”) of the Eagle Grove Recreation Center situated at 100 S. Kirkwood at Greenwood Park 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 Recreation 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 Recreation 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 Recreation 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 Recreation 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 additional debt to be incurred in connection with June, 2022 Amendment*:	<u>\$ 0*</u>

\*The incurrence of debt for the Eagle Grove Recreation Center Project was approved in the January, 2021 Amendment to the Plan. The City has issued general obligation bonds to fund the Grant, and it is not anticipated that the City will incur additional debt in connection with the Eagle Grove Recreation Center Project.