

RESOLUTION NO. 2018-23

Resolution to Approve Urban Renewal Plan Amendment for the Consolidated
Hawarden 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 Hawarden, Iowa (the "City"), by prior resolution established the Consolidated Hawarden 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 authorizes the undertaking of a new urban renewal project (the "Project") in the Urban Renewal Area consisting of providing tax increment financing support to Eisma Property, L.L.C. (the "Company") in connection with the construction of a commercial building for use in the Company's trucking operations; 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 July 25, 2018; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Sioux County and the West Sioux Community School District; the consultation meeting was held on the 6th day of July 2018; 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 Hawarden, 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 July 25, 2018.

Richard R. Porter
Mayor

Attest:

Michael DeBruin
City Clerk

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

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Upon motion and vote, the meeting adjourned.

Richard R. Porter
Mayor

Attest:

Michael DeBruin
City Clerk

CITY OF HAWARDEN, IOWA
URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED HAWARDEN URBAN RENEWAL AREA

July, 2018

The Urban Renewal Plan (the “Plan”) for the Consolidated Hawarden Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken within the Urban Renewal Area.

1) 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: Eisma Property, L.L.C. Commercial Building Project

Name of Urban Renewal Area: Consolidated Hawarden Urban Renewal Area

Date of Council Approval of Project: July 25, 2018

Description of Project and Project Site: Eisma Property, L.L.C. (the “Company”) has proposed to undertake the construction of a commercial building (the “Project”) on certain real property (the “Development Property”) in the Urban Renewal Area for use in the Company’s trucking operations.

It has been requested that the City provide tax increment financing assistance to Company in support of the efforts to complete and implement the Project.

The costs incurred by the City in providing tax increment financing assistance to Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$5,000.

Description of Public Infrastructure Projects: It is not anticipated that the City will install public infrastructure in connection with the Project.

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

Description of Use of TIF: The City intends to enter into a development agreement with Company with respect to the development and construction of the completed Project and to provide annual appropriation economic development payments (the “Payments”) thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$15,000, plus the Admin Fees.

2) 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>\$4,429,503</u>
Outstanding general obligation debt of the City:	<u>\$1,074,182</u>
Proposed maximum indebtedness to be incurred in connection with this July, 2018 Amendment:*	<u>\$ 20,000</u>

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