

RESOLUTION NO. 2019-10

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 new urban renewal projects (the "Projects") in the Urban Renewal Area consisting of (1) using tax increment financing to pay the costs of constructing improvements to Main Street; (2) using tax increment financing to pay the costs of the City's Urban Renewal Planning and Administrative Support Program; and (3) using tax increment financing to pay the costs of employing an economic development director to administer the City's urban renewal program; 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 March 27, 2019; 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 11th day of March, 2019; 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 Projects proposed under the Amendment conform to the general plan for the development of the City;

B. The Projects proposed under the Amendment are 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 March 27, 2019.

Richard R. Portin
Mayor

Attest:

Michael DeBree
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. Portin
Mayor

Attest:

Michael DeBree
City Clerk

CITY OF HAWARDEN, IOWA

URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED HAWARDEN URBAN RENEWAL AREA

March 27, 2019

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 new urban renewal projects 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 descriptions:

A.

Name of Project: Main Street Improvements Project

Name of Urban Renewal Area: Consolidated Hawarden Urban Renewal Area

Date of Council Approval of Project: March 27, 2019

Description of Project and Project Site: The Main Street Improvements Project will include (i) street grinding and resurfacing; (ii) the construction of street and curb and gutter improvements; (iii) the installation of street lighting; and (iv) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Main Street from and including its intersection with 7th Street to and including its intersection with 10th Street in the Urban Renewal Area.

It is expected that the completed Main Street Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Main Street Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Main Street Improvements Project with borrowed fund and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Main Street Improvements Project will not exceed \$900,000.

B.

Name of Project: Fiscal Year 2021-2025 Urban Renewal Administration and Professional Support Program (the “Admin Program”)

Name of Urban Renewal Area: Consolidated Hawarden Urban Renewal Area

Date of Council Approval of Admin Program: March 27, 2019

Description of Project: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2021 through 2025 fiscal years. This support will include planning, staffing, marketing, grant writing and administration, document support, record management, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Program for the City’s fiscal years 2021 through 2025 shall not exceed \$75,000.

C.

Name of Project: Urban Renewal Economic Development Director Support Program

Name of Urban Renewal Area: Consolidated Hawarden Urban Renewal Area

Date of Council Approval of Program: March 27, 2019

Description of Program: The City Council acknowledges the importance of the promotion of economic development in the Urban Renewal Area. The City intends to hire an individual to serve as an economic development director for the City (the “Economic Development Director”) to carry out economic development support programs, promotional events, initiatives and activities in the Urban Renewal Area. The Economic Development Director will be responsible for providing technical assistance to and administering the City’s urban renewal program.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Urban Renewal Economic Development Director Support Program with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the City’s fiscal years 2021 through 2025 Urban Renewal Economic Development Director Support Program will not exceed \$225,000.

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>\$4,715,648</u>
Outstanding general obligation debt of the City:	<u>\$1,252,686</u>
Proposed maximum indebtedness to be incurred in connection with this March, 2019 Amendment:*	<u>\$1,200,000</u>

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

