

RESOLUTION NO. 2023-71

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 8 TO THE DALLAS CENTER URBAN RENEWAL PLAN IN THE CITY OF DALLAS CENTER, IOWA

WHEREAS, by Resolution No. 92-18, adopted October 27, 1992, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Dallas Center Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Dallas Center Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, the City subsequently amended the Urban Renewal Plan by Amendment No. 1 to the Plan adopted May 25, 1993, by Resolution No. 93-22; by Amendment No. 2 to the Plan adopted October 10, 2000, by Resolution No. 2000-16; by Amendment No. 3 adopted June 9, 2009, by Resolution No. 2009-13; by Amendment No. 4 adopted November 11, 2014, by Resolution No. 2014-27; by Amendment No. 5 adopted September 11, 2018, by Resolution No. 2018-38; by Amendment No. 6 adopted November 12, 2019, by Resolution No. 2019-53; and by Amendment No. 7 adopted November 9, 2021, by Resolution No. 2021-55; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 8 to the Plan ("Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and identify additional urban renewal projects; and

WHEREAS, it is desirable that the areas be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment adds land to the Urban Renewal Area, as follows:

Beginning at the southwest corner of Section 36, Township 80 North, Range 27 West of the 5th P.M., thence north along the west line of the southwest quarter of said Section 36 to the northwest corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence east along the north line of the south one-half of the southwest quarter of the southwest quarter of said

Section 36 to the northeast corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence north along the west line of the southeast quarter of the southwest quarter of said Section 36 to the northwest corner of the southeast quarter of the southwest quarter of said Section 36; thence north along the west line of the northeast quarter of the southwest quarter of said Section 36 to the northwest corner of the northeast quarter of the southwest of said Section 36; thence east along the north line of the northeast quarter of the southwest quarter of said Section 36 to the Center of said Section 36; thence south along the east line of the northeast quarter of the southwest quarter of said Section 36 to the southeast corner of the northeast quarter of the southwest quarter of said Section 36; thence south along the east line of the southeast quarter of the southwest quarter to the northeast corner of Parcel A of the southeast quarter of the southwest quarter of said Section 36; thence west along the north line of said Parcel A to the northwest corner of said Parcel A; thence south along the west line of said Parcel A to a point on the south line of said Section 36; thence west along the south line of the southeast quarter of the southwest quarter of said Section 36 to the southwest corner of the southeast quarter of the southwest quarter of said Section 36; thence south along the west line of the northeast quarter of the northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M. to the southeast corner of Parcel A of the fractional northwest quarter of the fractional northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M.; thence west along the south line of said Parcel A to the southwest corner of said Parcel A; thence west along a line approximately 562 feet south and parallel to the north line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the southeast corner of Lot 1 Fairview Acres Plat 1; thence west along the south line of said Lot 1 to the southwest corner of said Lot 1; thence west to a point on the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1; thence north along the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the Point of Beginning.

and

that portion of the right-of-way of Iowa Highway 44 located adjacent to Parcel A of the southeast quarter of the southwest quarter of Section 36, Township 80 North, Range 27 West of the 5th P.M.

and

that portion of the right-of-way of Iowa Highway 44 located in the southeast quarter of said Section 36

and

that portion of the right-of-way of Dallas County road S Avenue located in the southeast quarter of the southeast quarter of said Section 36

and

the northeast quarter of the southeast quarter of said Section 36 and the southeast quarter of the northeast quarter of said Section 36.

All of which is located in Dallas County, Iowa.

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners has been obtained; and

WHEREAS, a portion of the land included within Amendment No.8 consists of extra-territorial land within Dallas County, and as required Section 403.17(4) of the Code of Iowa by the Adoption of Resolution 2023-0094 on September 12, 2023, the Dallas County Board of Supervisors has given its consent that the City of Dallas Center may exercise urban renewal powers with respect to the portion of the property situated in Dallas County and outside the incorporated boundaries of the City; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify purpose of the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF DALLAS CENTER, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 8 to the Dallas Center Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on October 26, 2023, in the City Hall, 1502 Walnut Street, Dallas Center, Iowa, at 3 o'clock P.M., and the Mayor, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 8, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF DALLAS CENTER, IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 8 TO THE DALLAS
CENTER URBAN RENEWAL PLAN FOR THE CITY OF
DALLAS CENTER, IOWA

The City of Dallas Center, State of Iowa, will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 3 o'clock P.M. on October 26, 2023, in the Dallas Center City Hall, 1502 Walnut Street, Dallas Center, Iowa, concerning a proposed Amendment No. 8 to the Dallas Center Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, as amended, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, as amended, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Mayor, or his delegate, as the designated representative of the City of Dallas Center, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 8 to the Dallas Center Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Dallas Center, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 10th day of October, 2023.

Shellie Schaben, City Clerk
(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 8 before the City Council at its meeting which commences at 7:00 P.M. on November 14, 2023, in the Council Chambers (in Memorial Hall above City Hall), 1502 Main Street, Dallas Center, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Dallas County News, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER
APPROVAL OF A PROPOSED AMENDMENT NO. 8 TO
THE DALLAS CENTER URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN THE CITY OF DALLAS
CENTER, STATE OF IOWA

The City Council of the City of Dallas Center, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 14, 2023, in the Council Chambers (in Memorial Hall above City Hall), 1502 Walnut Street, Dallas Center, Iowa, to consider adoption of a proposed Amendment No. 8 to the Dallas Center Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in and adjacent to the City of Dallas Center, State of Iowa, which Amendment adds the following property to the Urban Renewal Area:

Beginning at the southwest corner of Section 36, Township 80 North, Range 27 West of the 5th P.M., thence north along the west line of the southwest quarter of said Section 36 to the northwest corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence east along the north line of the south one-half of the southwest quarter of the southwest quarter of said Section 36 to the northeast corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence north along the west line of the southeast quarter of the southwest quarter of said Section 36 to the northwest corner of the southeast quarter of the southwest quarter of said Section 36; thence north along the west line of the northeast quarter of the southwest quarter of said Section 36 to the northwest corner of the northeast quarter of the southwest of said Section 36; thence east along the north line of the northeast quarter of the southwest quarter of said Section 36 to the Center of said Section 36; thence south along the east line of the northeast quarter of the southwest quarter of said Section 36 to the southeast corner of the northeast quarter of the southwest quarter of said Section 36; thence south along the east line of the southeast quarter of the southwest quarter to the northeast corner of Parcel A of the southeast quarter of the southwest quarter of said Section 36; thence west along the north line of said Parcel A to the northwest corner of said Parcel A; thence south along the west line of said Parcel A to a point on the south line of said Section 36; thence west along the south line of the southeast quarter of the southwest quarter of said Section 36 to the southwest corner of the southeast quarter of the southwest quarter of said Section 36; thence south along the west line of the northeast quarter of the northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M. to the southeast corner of Parcel A of the fractional northwest quarter of the fractional northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M.; thence west along the south line of said Parcel A to the southwest corner of said Parcel A; thence west along a line approximately 562 feet south and

parallel to the north line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the southeast corner of Lot 1 Fairview Acres Plat 1; thence west along the south line of said Lot 1 to the southwest corner of said Lot 1; thence west to a point on the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1; thence north along the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the Point of Beginning.

and

that portion of the right-of-way of Iowa Highway 44 located adjacent to Parcel A of the southeast quarter of the southwest quarter of Section 36, Township 80 North, Range 27 West of the 5th P.M.

and

that portion of the right-of-way of Iowa Highway 44 located in the southeast quarter of said Section 36

and

that portion of the right-of-way of Dallas County road S Avenue located in the southeast quarter of the southeast quarter of said Section 36

and

the northeast quarter of the southeast quarter of said Section 36 and the southeast quarter of the northeast quarter of said Section 36.

All of which is located in Dallas County, Iowa.

A copy of the Amendment No. 8 is on file for public inspection in the office of the City Clerk, City Hall, City of Dallas Center, Iowa.

The City of Dallas Center, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. The City also may reimburse or directly undertake the installation,

construction, and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment provides that the Plan, as amended, may be amended from time to time.

The proposed Amendment would add land to the Urban Renewal Area and add urban renewal projects. Other provisions of the Plan, as previously amended, not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Dallas Center, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 10th day of October, 2023.

Shellie Schaben, City Clerk

(End of Notice)

Section 5. That the proposed Amendment, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 8 to the Dallas Center Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 10th day of October, 2023.

Daniel Beyer, Mayor

ATTEST:

Shellie Schaben, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

**ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE**

AMENDMENT NO. 8
URBAN RENEWAL PLAN
DALLAS CENTER URBAN RENEWAL AREA
DALLAS CENTER, IOWA

INTRODUCTION

The Dallas Center Urban Renewal Plan was originally adopted in October 1992. The plan was amended in May 1993 to add Amendment No. 1. The plan was amended in November 2000 to add Amendment No. 2. The amendment area expired on June 30, 2022 and was removed from the Urban Renewal Area. The plan was amended in March 2009 to add Amendment No. 3. The plan was amended in October 2014 in Amendment No. 4 to adjust and correct the boundary of the Urban Renewal Area. Amendment No. 5 added a project to the Urban Renewal Area Plan and added language to the plan required by statutory changes since Amendment No. 4.

Amendment No. 6 in December 2019 added two areas to the Urban Renewal Area. Amendment No. 6 added two new projects including the partial funding of the Wastewater Treatment Plant Improvement project and partial funding of the Swimming Pool Improvement project.

Amendment No. 7 added three projects including the funding for the Downtown Streetscape and Green Corridor, the Heritage Park Improvements and sidewalks along Walnut Street. No area was added by this Amendment No. 7.

Urban Renewal Plan Amendment No. 8 adds an area to the Urban Renewal Area. A portion of the area added as part of Amendment No. 8 is an extra territorial area. This area is being added with the consent of Dallas County.

Urban Renewal Plan Amendment No. 8 adds one project to the Urban Renewal Plan.

The Urban Renewal Plan Amendment ("Urban Renewal Plan Amendment" or "Plan") amends the Urban Renewal Area ("Urban Renewal Area" or "Area") originally established in October 1992. In order to achieve this objective, the City intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended. The Urban Renewal Area is being amended in accordance with the requirements of Chapter 403 of the Code of Iowa.

URBAN RENEWAL AREA

The boundary of the original Urban Renewal Area established in 1992, as illustrated in yellow on Exhibit A, includes an area in the City of Dallas Center described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line of the Southwest corner to the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 35; then Westerly along the North right-of-way line of Sugar Grove Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition; thence easterly to the Southeast corner of Lot 1 in Block 1 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence northerly along the East existing corporate boundaries to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of the platted Fair View Drive); thence northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence northerly along the section line of the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., thence westerly to the point of beginning.

The boundaries of the additional areas added to the Dallas Center Urban Renewal Area in 1993 in Amendment No. 1, as illustrated in blue on Exhibit A, are described as follows:

Commencing at the Southeast corner of Lot 1 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa; thence westerly to the Southeast corner of Lot 1 in Block 1 of Brenton's Addition to the City of Dallas Center; thence southerly to a point 70 feet west of the Northwest corner of Lot 8 in Block 78 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 3 in block 78 of the Original City of Dallas Center; thence northerly to the Northeast corner of Lot 4 in Block 75 of the Original City of Dallas Center; thence easterly to the Northeast corner of Lot 4 in Block 50 of Huber and Vandercook's Addition; and thence northerly to the point of beginning, all in the City of Dallas Center, Dallas County, Iowa;

and

Beginning at a point 254.75 feet North of the Northeast corner of the Southeast Quarter (SE¼) Northeast Quarter (NE¼), Section Two (2), Township 79 North of Range 27, West of the 5th P.M., Dallas County, Iowa, thence West 500 feet, thence South 300 feet, thence East 500 feet, thence North 300 feet to the point of beginning, containing 3.443 acres, more or less; and

Commencing at the Southeast Corner of Lot numbered Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet; thence South 117 feet; thence West 622 feet; thence South 33 feet to place of beginning; and

Commencing at the Southeast Corner of Lot Five (5) in Block numbered Forty-eight (48), in Huber and Vandercook's Addition to the City of Dallas Center, Dallas County, Iowa, thence East 872 feet; thence North 150 feet; thence West 250 feet to the point of beginning; thence South 117 feet; thence West 125 feet; thence North 117 feet; thence East 125 feet; more or less, to the aforesaid point of beginning, all in Section Two (2), Township 79 North of Range 27, West of the 5th P.M., Dallas County, Iowa. The area includes the full right-of-way of all streets forming the boundary.

The additional areas added to the Dallas Center Urban Renewal Area in 2000 in Amendment No. 2 expired on June 30, 2022 and are no longer part of the Urban Renewal Area.

The boundaries of the additional area added to the Urban Renewal Area in 2009 in Amendment No. 3, as illustrated in green on Exhibit A, are described as follow:

Commencing at the northeast corner of Lot 4, Block 50 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Maple Street and 10th Street; thence west along the south right-of-way line of Maple Street to the northwest corner of Lot 5, Block 56 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Maple Street and Percival Avenue; thence south along the east right-of-way line of Percival Avenue to the northwest corner of Lot 14, Block 25 of the original City of Dallas Center, said point being the southeast corner of the intersection of the right-of-way of Percival Avenue and Sycamore Street; thence east along the south right-of-way line of Sycamore Street to the northeast corner of Lot 16, Block 31 Huber and Vandercook's Addition, said point being the southwest corner of the intersection of the right-of-way of Sycamore Street and 10th Street; thence north along the west right-of-way line of 10th Street to the point of beginning.

The boundaries of the additional area added to the Dallas Center Urban Renewal Area in 2014 in Amendment No. 4, as illustrated in orange on Exhibit A, is described as follows:

The first change increases the urban renewal area by adding the following area.

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; continuing at the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One;

The area added as part of Amendment No. 4 consists of six lots created by a Plat of Survey dated December 7, 2012. These lots have been conveyed to and tied to lots located within Meadow View Acres Plat One. Because the added area consists of parcels that have been made a part of parcels located within the original urban renewal area, the additional area added as part of Amendment No. 4 is to be considered part of the original urban renewal area resulting in a description of the original urban renewal area being as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence southerly along the Quarter-Quarter line to the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 35; thence Westerly along the North right-of-way line of Sugar Grove Avenue (Highway 44) to a point directly North of the Northeast corner of Lot 4 in Block 66 of Huber and Vandercook's Addition to the City of Dallas Center, Iowa; thence southerly along the West boundary of Tenth Street to the Southeast corner of Lot 1 in Block 2 of said Huber and Vandercook's Addition and continuing easterly along the South right-of-way of Linden Street and continuing easterly to the Southeast corner of Lot 63 in Meadow View Acres Plat One to the City of Dallas Center, Iowa; thence easterly along the South line of Parcel FF of a Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the Southeast corner of Parcel FF; thence northerly along the East line of the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201 to the northeast corner of Parcel AA in the Plat of Survey recorded December 7, 2012 in Book 2012, Page 22201; thence westerly to the Northeast corner of Lot 71 in said Meadow View Acres Plat One; thence westerly to the section line (which is the center of platted Fair View Drive); thence northerly along the existing corporate boundary and continuing to follow the existing corporate boundary to the Northeast corner of Section 2, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; thence northerly along the section line to the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 35, Township 80 North, Range 27 West of the 5th P.M., thence westerly to the point of beginning.

The urban renewal area set forth in Amendment No. 2 includes a small overlap with a portion of Lot 63 Meadow View Acres Plat One. The area added as part of this amendment creates an additional overlap with the area added as a part of Amendment No. 2. To eliminate the overlap the area added in Amendment No. 2 is modified to delete the overlap resulting in the description of the area being changed from its original description reading:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5th Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way.

to read as follows:

The Southwest Quarter (SW1/4) of Section 1, Township 79 North, Range 27 West of the 5th Principal Meridian, Dallas Center, Iowa, lying north of the railroad right-of-way, except that portion of Lot 63 Meadow View Acres Plat One and that portion of Lot FF as set forth in a Plat of Survey dated December 7, 2012 located within the Southwest Quarter (SW1/4) of said Section 1.

Amendment No. 4 clarified the original urban renewal area established in 1992 included the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 35, Township 80 North, Range 27 West of the 5th Principal Meridian, City of Dallas Center, Dallas County, Iowa. Although included in the original description, the maps prepared as part of the original Urban Renewal Plan and all subsequent maps, erroneously omitted this quarter quarter section from inclusion within the urban renewal area. Amendment No. 4 clarified the Northeast Quarter of the Southeast Quarter of Section 1 is included within the urban renewal plan area.

Amendment No. 5 to the Urban Renewal Plan did not change the Urban Renewal Area.

The boundary of the additional areas added to the Dallas Center Urban Renewal Area as part of Amendment No. 6 in 2019 as illustrated in brown on Exhibit A and is described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 12, Township 79 North, Range 27 West of the 5th Principal Meridian; thence South along the East line of the Northwest Quarter of said Section 12, to the Center said Section 12; thence West along the South line of the Northwest Quarter of said Section 12 to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 12 to the westerly right-of-way line of the former railroad right-of-way; thence northwesterly along the westerly right-of-way line of the former railroad right-of-way to a point on the North line of the Northwest Quarter of said Section 12; thence East along the north line of the Northwest Quarter of said Section 12 to the point of beginning.

and

Commencing at the point of intersection of the West right-of-way line of 10th Street and the North right-of-way line of Vine Street; thence West along the North right-of-way line of Vine Street to the northeasterly line of the former railroad right-of-way; thence northwesterly along the northeasterly line of the former railroad right-of-way to the point of intersection with the South right-of-way line of Sycamore Street; thence West along the South right-of-way line of Sycamore Street extended to a point on the southwesterly line of the former railroad right-of-way; thence southeasterly along the southwesterly right-of-way line of the former railroad right-of-way to the point of intersection with the North right-of-way line of Vine Street; thence West along the North right-of-way line of Vine Street to the West right-of-way line of 12th Street; thence South along the West right-of-way line of 12th Street to a point on the South right-of-way line of Linden Street; thence East along the South right-of-way line and Linden Street extended to a point on the southwesterly line of the former railroad right-of-way; thence southeasterly along the southwesterly right-of-way line of the former railroad right-of-way to a point on the East line of Section 2, Township 79 North range 27 West of the 5th Principal Meridian; thence North along the East line of said Section 2 to the point of intersection with the northeasterly line of the former railroad right-of-way; thence northwesterly along the northeasterly line of the former railroad right-of-way to the point of intersection with the right-of-way line of Linden Street extended; thence East along the South right-of-way line of Linden Street extended and Linden Street to the West right-of-way line of 10th Street; thence North along the West right-of-way line of 10th Street to the point of beginning.

Urban Renewal Plan Amendment No. 7 did not add any additional area to the Dallas Center Urban Renewal Area.

Urban Renewal Plan Amendment No. 8 adds additional area to the Dallas Center Urban Renewal Area. The area added as part of Urban Renewal Plan Amendment No. 8 is shown in Exhibit A and is described as follows:

Beginning at the southwest corner of Section 36, Township 80 North, Range 27 West of the 5th P.M., thence north along the west line of the southwest quarter of said Section 36 to the northwest corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence east along the north line of the south one-half of the southwest quarter of the southwest quarter of said Section 36 to the northeast corner of the south one-half of the southwest quarter of the southwest quarter of said Section 36; thence north along the west line of the southeast quarter of the southwest quarter of said Section 36 to the northwest corner of the southeast quarter of the southwest quarter of said Section 36; thence north along the west line of the northeast quarter of the southwest quarter of said Section 36 to the northwest corner of the northeast quarter of the southwest of said Section 36; thence east along the north line of the northeast quarter of the southwest quarter of said Section 36 to the Center of said Section 36; thence south along the east line of the northeast quarter of the southwest quarter of said Section 36 to the southeast corner of the northeast

quarter of the southwest quarter of said Section 36; thence south along the east line of the southeast quarter of the southwest quarter to the northeast corner of Parcel A of the southeast quarter of the southwest quarter of said Section 36; thence west along the north line of said Parcel A to the northwest corner of said Parcel A; thence south along the west line of said Parcel A to a point on the south line of said Section 36; thence west along the south line of the southeast quarter of the southwest quarter of said Section 36 to the southwest corner of the southeast quarter of the southwest quarter of said Section 36; thence south along the west line of the northeast quarter of the northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M. to the southeast corner of Parcel A of the fractional northwest quarter of the fractional northwest quarter of Section 1, Township 79 North, Range 27 West of the 5th P.M.; thence west along the south line of said Parcel A to the southwest corner of said Parcel A; thence west along a line approximately 562 feet south and parallel to the north line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the southeast corner of Lot 1 Fairview Acres Plat 1; thence west along the south line of said Lot 1 to the southwest corner of said Lot 1; thence west to a point on the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1; thence north along the west line of the fractional northwest quarter of the northwest fractional one-quarter of said Section 1 to the Point of Beginning.

and

that portion of the right-of-way of Iowa Highway 44 located adjacent to Parcel A of the southeast quarter of the southwest quarter of Section 36, Township 80 North, Range 27 West of the 5th P.M.

and

that portion of the right-of-way of Iowa Highway 44 located in the southeast quarter of said Section 36

and

that portion of the right-of-way of Dallas County road S Avenue located in the southeast quarter of the southeast quarter of said Section 36

and

the northeast quarter of the southeast quarter of said Section 36 and the southeast quarter of the northeast quarter of said Section 36.

AGRICULTURAL PROPERTY

Portions of the property within the Urban Renewal Area, as amended, are classified as "agricultural land" as defined in Section 403.17(3) of the Code of Iowa. None of the agricultural land added in the original Urban Renewal Area, Amendment No. 1, Amendment No. 2, Amendment No. 3, or Amendment No. 4 was added subsequent to the date when property owners were required to consent to the inclusion of agricultural land within an urban renewal area.

A portion of the property included in Urban Renewal Amendment No. 6 was classified as agricultural land. The property owner of the agricultural land consented to inclusion of the property within the urban renewal area.

No additional area was added to the Urban Renewal Area as part of Amendment No. 7.

A portion of the property included in Urban Renewal Plan Amendment No. 8 is classified as agricultural land. The owners of two parcels classified as agricultural land consented to the inclusion of the property within the Urban Renewal Area. The consents are included in Exhibit B.

BASE VALUATION

If the Urban Renewal Area is legally established and a TIF ordinance is adopted, the base valuation will be the sum of the assessed value of the taxable property in the area covered by the TIF ordinance as of January 1 of the calendar year preceding the first calendar year in which the City certifies debt to the Dallas County Auditor that is payable from the division of property tax revenue under Section 403.19 of the Code of Iowa.

EFFECTIVE DATE

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan and Area, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area, including each Amendment Area, for the maximum period allowed by law.

As part of Amendment No. 4 to the Urban Renewal Plan the City modified the ending dates of the urban renewal area as set forth in the original urban renewal plan area, and the areas in Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 6 as follows:

- a. The original urban renewal plan area will terminate June 30, 2031.
- b. The area in Amendment No. 1 will terminate June 30, 2031.
- c. The area in Amendment No. 2 terminated June 30, 2022.
- d. The area in Amendment No. 3 will terminate June 30, 2031.
- e. The area in Amendment No. 4 will terminate June 30, 2031.
- f. The area in Amendment No. 6 will terminate June 30, 2031.

Amendment No. 5 added no area to the Urban Renewal Area.

This Amendment No. 7 added no area to the Urban Renewal Area.

The area in Amendment No. 8 will terminate on June 30, 2044.

TAX INCREMENT DISTRICT

The original Urban Renewal Plan was adopted during calendar year 1992. The “frozen base” of the original district as described in Section B of the original Urban Renewal Plan was the taxable valuation in place as of January 1, 1991.

Amendment No. 1 of the Urban Renewal Plan was adopted during calendar year 1993. The “frozen base” of the area in the amended district was the taxable valuation in place as of January 1, 1992.

Amendment No. 2 of the Urban Renewal Plan was adopted during calendar year 2000. The “frozen base” of the area added in the second amendment to the urban renewal area was the taxable valuation in place as of January 1, 1999.

Amendment No. 3 of the Urban Renewal Plan was adopted during calendar year 2009. The “frozen base” of the area added in the third amendment to the urban renewal area was the taxable valuation in place as of January 1, 2008.

Amendment No. 4 of the Urban Renewal Plan was adopted during calendar year 2014. The “frozen base” of any area added or subtracted in the fourth amendment to the district will be the taxable valuation in place as of January 1, 2013.

Amendment No. 6 of the Urban Renewal Plan was adopted during calendar year 2019. The “frozen base” of any area added in the sixth amendment to the district will be the taxable valuation in place as of January 1, 2018.

Amendment No. 8 of the Urban Renewal Plan was adopted during calendar year 2023. The “frozen base” of any areas added in the eighth amendment to the district will be the taxable valuation in place as of January 1, 2022.

The “frozen base” value of the area of the district will be determined by adding the January 1, 1991 valuation of the original district, the January 1, 1992 valuation of the area included in Amendment No. 1, the January 1, 1999 valuation of the area added in Amendment No. 2, the January 1, 2008 valuation of the area added in Amendment No. 3, the January 1, 2013 valuation of any area added as a result of Amendment No. 4 and the January 1, 2018 valuation of any area added as a result of Amendment No. 6. In the event of an overlap of areas the “frozen base” will be the base as of the year in which the area was first added to the Urban Renewal Area.

No area was added to the Urban Renewal Area as part of Amendment No. 5.

No area is being added to the Urban Renewal Area as part of Amendment No. 7.

The “frozen base” value of the area of the district for Urban Renewal Plan Amendment No. 8 will be the “frozen base” as of January 1, 2022. The area in Urban Renewal Plan Amendment No. 8 extends beyond the termination date of the original Urban Renewal Plan and the amendments that all terminate on June 30, 2031. The area in Urban Renewal Area 8 and the frozen base for that area will continue beyond the termination of the balance of the Urban Renewal Area.

URBAN RENEWAL FINANCING

The City of Dallas Center intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Dallas Center has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal project. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Dallas Center. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal project identified in the Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of the Urban Renewal Plan.

AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for development within the Area.

More specific objectives for development within the Urban Renewal Area are as follows:

- To help finance the cost of constructing sanitary sewer, water main, streets and other public improvements in support of new development.
- To improve the conditions in the area through the construction of public improvements, such as streets and sidewalks.
- New rehabilitated, converted or expanded industrial uses within the industrial land use area.
- New rehabilitated, converted or expanded commercial uses within the commercial land use area.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa including, but not limited to, tax increment financing. Activities may include:

- A. To arrange for or cause to be provided the construction or repair of public infrastructure including water lines, sewer lines, streets, or other facilities in connection with urban renewal projects.
- B. To undertake or carry out urban renewal projects through the execution of contracts and other instruments.
- C. To provide for the construction of specific improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections and related activities.
- D. To acquire property or interest in property through a variety of mechanisms including purchase, lease and option to facilitate development which is consistent with this plan and its objectives and to dispose of the property so acquired. The City may also hold, clear or prepare property for redevelopment.
- E. To plan for relocation of persons and businesses displaced by a project and to make necessary relocation payments.
- F. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.
- G. To borrow money or to provide security, therefore.
- H. To make or have made surveys and plans necessary for the urban renewal program or specific urban renewal projects to use tax increment financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure. To use any and all other powers granted by Chapter 403 of the Code of Iowa to develop and provide for improved economic conditions for the City of Dallas Center and the State of Iowa.
- I. Property acquisition for public facilities
- J. Construction of public facilities, including the development of parks and building facilities.

- K. Upgrading and renovation of facilities acquired by the City, including building facilities.
- L. Public infrastructure including streets, drainage, water and sanitary sewer.
- M. To construct sidewalk and street improvements within the area.
- N. To make loans, grants or rebates to developers to construct public infrastructure on such terms as may be determined by the City Council.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

URBAN RENEWAL PROJECTS - THIS AMENDMENT

The City of Dallas Center intends to utilize tax increment financing to pay some or all of the costs of certain improvements located within or adjacent to the urban renewal areas. The projects or purposes for which the funds will be expended include:

- a. Construction of a sanitary lift station, trunk sewer and force main to serve much of the area in Urban Renewal Plan Amendment No. 8. The estimated cost for the improvements is \$2,200,000.

The exact cost of the improvement and the extent of the cost of improvements set forth in the Urban Renewal Plan that will be funded from Tax Increment Financing will be determined by the City Council from time to time, as appropriate. The City Council reserves the right to not fund any of the identified projects from Tax Increment Financing or to partially fund a project from Tax Increment Financing.

The City may certify up to \$20,000 for costs related to planning, engineering for the Urban Renewal Plan, attorney's fees and other costs in connection with the Urban Renewal Plan.

Any new or additional projects may be funded from Tax Increment Financing only to the extent set forth in a subsequent amendment to this Urban Renewal Plan.

EXISTING DEBT

A summary of the existing general obligation debt of the City of Dallas Center as of August 1, 2023 is as follows:

<u>Issue Date</u>	<u>Maturity Date</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Purpose</u>
9/24/2020	6/1/2031	\$870,000	\$640,000	Street Improvements
12/22/2016	6/1/2036	\$3,000,000	\$2,270,000	Storm Drainage Improvements
6/5/2020	6/1/2036	\$1,140,000	\$893,000	Wastewater Treatment Plant
6/1/2023	6/1/2037	\$2,900,000	<u>\$2,875,000</u>	Swimming Pool
			\$6,678,000	

As of August 1, 2023, the City has outstanding \$6,678,000 in general obligation debt.

The total assessed valuation of the City of Dallas Center excluding Gas & Electric Utilities valuation as of January 1, 2023 is \$234,449,170. As of the date of this Urban Renewal Plan Amendment the total assessed valuation for Gas & Electric Utilities as of January 1, 2023 is not available. The assessed valuation of the Gas & Electric Utilities as of January 1, 2022 was \$1,962,870. The total valuation of the City as of August 1, 2023 based on the January 1, 2022 valuation of Gas & Electric Utilities and the January 1, 2023 total valuation of all other real property is \$236,412,040. Based on this methodology of determining the total valuation the constitutional debt limit of the City is \$11,820,602.

As of August 1, 2023, the outstanding debt consists of 56.49% of the constitutional debt limit.

A specific amount of debt to be incurred for the Eligible Urban Renewal Projects, as identified in this Plan, has not yet been determined. This document is for planning purposes. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area.

Subject to the foregoing, it is estimated the cost of the Eligible Urban Renewal Projects as described in Urban Renewal Plan Amendment No. 8 will be approximately \$2,200,000.

DEVELOPMENT PLAN

The City of Dallas Center has a general plan for the physical development of the City, as a whole, outlined in the Comprehensive Plan for the City of Dallas Center. The goals, objectives, and projects proposed in this Urban Renewal Plan are in conformity with the goals, objectives, and policy recommendations established in the Comprehensive Plan for the City of Dallas Center.

Any need for constructing traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth herein.

The Urban Renewal Area consists of land zoned for various residential and commercial zoning districts. This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

PROPERTY ACQUISITION/DISPOSITION

Other than easements and public right-of-ways, no property acquisition by the City is anticipated at this time. However, if property acquisition/disposition becomes necessary to accomplish the objectives of the Plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

EXTRATERRITORIAL AREA

A portion of the area added to the Urban Renewal Area as a part of Amendment No. 8 is located outside of the corporate limits of the City of Dallas Center. The area located outside of the corporate IS located within two miles of the corporate limits. The Dallas County Board of Supervisors has approved the inclusion of the extraterritorial area within the City's Urban Renewal Area.

A copy of the resolution of the Dallas County Board of Supervisors is included in Appendix C. That portion of the Urban Renewal Area located outside of the corporate limits is illustrated on the figure included in Appendix C.

STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be further amended from time to time for a number of reasons, including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

EXHIBIT A

MAP OF URBAN RENEWAL AREA

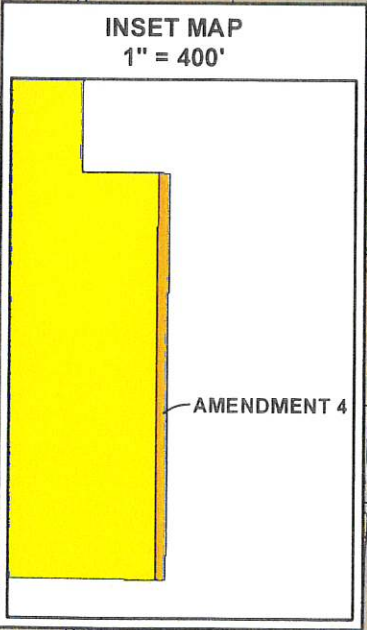
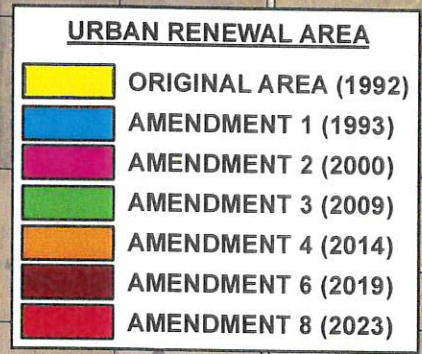
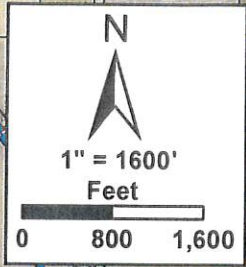


EXHIBIT B

CONSENTS FOR AGRICULTURAL PROPERTY

EXHIBIT B

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE DALLAS CENTER URBAN RENEWAL AREA

WHEREAS, the City of Dallas Center, Iowa (the "City") intends to establish the Dallas Center Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, In order to undertake activities authorized by that Chapter; and

WHEREAS, It has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of "agricultural land" in Section 403.17(3) until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, It is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that it is the owner of certain Property contained within the proposed Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Dallas Center, Iowa may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Dallas Center, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 15th day of August, 2023

Name of Agricultural Land Owner: **Downing Development WP, LLC**
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

DOWNING DEVELOPMENT WP, LLC

By: [Signature]

Title: President of Downing Development, Ltd (Member)

EXHIBIT B

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE DALLAS CENTER URBAN RENEWAL AREA

WHEREAS, the City of Dallas center, Iowa (the "City") intends to establish the an Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of "agricultural land" in Section 403.17(3) until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that it is the owner of certain Property contained within the proposed Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Dallas Center, Iowa may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Dallas Center, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 8 day of August, 2023.

Name of Agricultural Land Owner: **Skye View Estates, LLC**

(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

SKYE VIEW ESTATES, LLC

By: 

Title: Manager

EXHIBIT C

CONSENT OF DALLAS COUNTY
BOARD OF SUPERVISORS
TO EXTRA-TERRITORIAL PROPERTY

Motion by Supervisor Hanson and seconded by
Supervisor Golightly to approve the following
Resolution:

RESOLUTION 2023-0094

WHEREAS, the City of Dallas Center, Iowa (the "City") has begun the process of adding territory to its Dallas Center Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, a portion of the property which is proposed to be added to the Urban Renewal Area is located outside the city limits, such property being described as follows:

That portion of the right-of-way of Iowa Highway 44 located adjacent to Parcel A of the Southeast Quarter of the Southwest Quarter of Section 36, Township 80 North, Range 27 West of the 5th P.M., Dallas County, Iowa, and

That portion of the right-of-way of Iowa Highway 44 located in the Southeast Quarter of said Section 36, and

That portion of the right-of-way of Dallas County road S Avenue located in the Southeast Quarter of the Southeast Quarter of said Section 36, and

The Northeast Quarter of the Southeast Quarter of said Section 36 and the Southeast Quarter of the Northeast Quarter of said Section 36.; and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a city may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of that city, but only if the city obtains the consent of the county within which such property is located; and

WHEREAS, the City Council of the City has requested that the Board of Supervisors of Dallas County, Iowa ("Dallas County") adopt this resolution giving its consent that the City may exercise urban renewal powers with respect to the portions of the Property lying within two miles of the incorporated city limits;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Dallas County, Iowa as follows:

Section 1. The Dallas County Board of Supervisors hereby gives its consent that the City may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the portion of the Property situated in Dallas County and outside the incorporated boundaries of the City.

Section 2. This Resolution shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective immediately following its approval and execution.

AYE

Kim E. Chapman
Kim Chapman, Chairman

Mark A. Hanson
Mark A. Hanson, Member

Brad Golightly
Brad Golightly, Member

NAY

Kim Chapman
Kim Chapman, Chairman

Mark A. Hanson
Mark A. Hanson, Member

Brad Golightly
Brad Golightly, Member

Dated this 12th day of September, 2023

ATTEST: Julia Helm
Julia Helm, Dallas County Auditor