

The Marion County Board of Supervisors met in special session at 3014 E Main St., Knoxville, IA 50138 and by electronic Zoom Meeting on Tuesday, April 6, 2021 with Mark Raymie, Steve McCombs and Kisha Jahner present. Chairman Raymie opened the special session at 9:00 A.M.

Unless otherwise indicated, all the motions offered at this meeting were carried with the following vote:

Ayes: Raymie, McCombs, Jahner Nays: None Abstentions: None Absent: None

Agenda:

Jahner moved and McCombs seconded to approve the agenda as posted.

Business:

1. Jahner moved and McCombs seconded to approve Resolution 2021-32 as follows:

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A
CONSULTATION AND A PUBLIC HEARING ON A PROPOSED URBAN RENEWAL PLAN
FOR A PROPOSED URBAN RENEWAL AREA IN MARION COUNTY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more blight areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has caused there to be prepared a proposed Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Marion County VA Campus Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Marion County VA Campus Urban Renewal Area suitable for blight remediation activities and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, the proposed Area is within the corporate boundaries the City of Knoxville and the County will enter into a joint agreement with the City to allow the County to operate within the Area; and

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

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole prior to Board approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan 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 County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan 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 BOARD OF SUPERVISORS OF MARION COUNTY, STATE OF IOWA:

That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on the April 12, 2021, in the Board Conference Room, 3014 East Main, Knoxville, Iowa, at 11:00 A.M., and the Board of Supervisors Chairperson, or his delegate, is hereby appointed to serve as the designated representative of the County 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), Code of Iowa.

That the County Auditor 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), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN MARION COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED URBAN RENEWAL PLAN FOR MARION COUNTY, STATE OF IOWA

Marion County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 11:00 A.M. on April 12, 2021, in the Board Conference Room, 3014 East Main, Knoxville, Iowa concerning a proposed Urban Renewal Plan for a proposed Marion County VA Campus Urban Renewal Area, 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 proposed Urban Renewal Area, 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 proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

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 Board of Supervisors Chairperson, or his delegate, as the designated representative of Marion County, 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 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 Board of Supervisors of Marion County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2021.

County Auditor, Marion County, State of Iowa

(End of Notice)

That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 A.M. on April 27, 2021, in the Board Conference Room, 3014 East Main, Knoxville, Iowa.

That the County Auditor is authorized and directed to publish notice of this public hearing in the Des Moines Register, 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:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED URBAN
RENEWAL PLAN FOR A PROPOSED MARION COUNTY VA CAMPUS URBAN RENEWAL
AREA IN MARION COUNTY, STATE OF IOWA

The Board of Supervisors of Marion County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on April 27, 2021 in the Board Conference Room, 3014 East Main, Knoxville, Iowa, to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Marion County, State of Iowa.

The Marion County VA Campus Urban Renewal Area is proposed to contain the land legally described as follows:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and a part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying South of the centerline of McGregor Drive, except a portion in the Southeast corner deeded to the State of Iowa for Highway purposes Deed Book 62, page 333, all in Township Seventy-Five (75) North, Range Twenty (20) West of the 5th P.M. in the City of Knoxville, Marion County, Iowa and more particular described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 2; thence North 00°09'30" West 1317.92 feet along the West line thereof to the Northwest corner; thence continuing North 00°09'30" West 68.02 feet along the West line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 2 to the centerline of the public roadway known as McGregor Drive; thence South 89°22'20" East 560.95 feet along said centerline to the beginning of a 2000 foot radius curve to the right; thence along said curve 151.46 feet, concave Southerly, having chord bearing South 87°12'10" East 151.42 feet; thence South 85°01'55" East 590.67 feet along said centerline to the East line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South 00°04'20" West 2.06 feet to the NE corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South 00°04'45" West 1241.30 feet along said East line to the North right of way line of the public roadway known as McKimber Drive; thence South 89°59'00" West 257.00 feet along the North line thereof; thence South 00°01'00" East 75.50 feet to the South line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South 89°59'00" West 1038.10 feet along said South line to the Point of Beginning, containing 40.23 acres and subject to the public roadways along the North and South sides thereof and any and all other easements and restrictions of record. The West line of said Southeast (SE $\frac{1}{4}$) Section 2 is North 00°09'30" West using G.P.S. orientation.

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Seventy-Five (75) North, Range Twenty (20) West of the 5th P.M. in the City of Knoxville, Marion County, Iowa except that part along the South and West sides deeded to the public for roadway purposes, Deed Book 62, page 333, and is more particularly described as follows: commencing at the Southeast corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 2; thence North 00°17'10" East 77.50 feet along the East line thereof to the Point of Beginning for this description; thence South 89°59'10" West 1229.12 feet along the North line of the public roadway known as McKimber Drive (Iowa Highway No. 5/92 Business); thence North 00°04'45" East 1241.41 feet along the East line of the public roadway known as 118th Place to the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence North 89°53'10" East 1233.63 feet along the North line to the Northeast corner; thence South 00°17'10" West 1243.59 feet along the East line to the Point of beginning, containing 34.78 acres and subject to the public roadway along the North side and any and all other easements and/or restrictions of record. The West line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 2 is North 00°04'45" East using G.P.S orientation, excepting that portion being occupied by the Scholterback Cemetery, containing 0.34 acres.

AND

A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and a part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in Section One (1), Township Seventy-five (75) North, Range Twenty (20) West of the 5th P.M. in the City of Knoxville, Marion County, Iowa and more particularly described as follows: Commencing at the Southwest corner of Section 1; thence North 00°17'10" East 77.50 feet along the West line thereof the North line of the public roadway known as Pleasant Street (Iowa Highway No. 5 & 92 Business) and the Point of Beginning for this description; thence continuing North 00°17'10" East 1243.59 feet along said West line to the Northwest corner thereof; thence North 00°16'15" West 330.26 feet along the West line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 1; thence North 89°50'30" East 1273.11 feet to the Southwesterly right of way line of the existing railroad; thence Southeasterly 329.27 feet along a 2887.45 foot radius curve, concave Northeasterly, having a chord bearing South 59°30'00" East 329.09 feet; thence South 00°11'20" East 413.27 feet; thence North 89°46'10" East 643.22 feet; thence South 00°06'55" East 313.45 feet; thence North 89°31'05" East 422.47 feet to a line that is 20.00 feet West of the East line of the SW $\frac{1}{4}$ Section 1; thence South 00°06'55" West

75.00 feet; thence South 89°31'05" West 422.17 feet; thence South 00°06'55" East 366.61 feet to the North line of Cooley and Hansen's Addition; thence North 89°56'00" West 551.12 feet along the North line thereof; thence South 00°02'00" West 289.28 feet along the West line thereof to the North line of Pleasant Street; thence South 89°52'50" West 1626.49 feet along said North line; thence North 00°17'10" East 47.5 feet; thence South 89°52'50" West 33.0 feet to the Point of beginning containing 70.03 acres and subject to any and all easements and/or restrictions of record, the West line of the SW ¼ of the SW ¼ Section 1 is North 00°17'10" West using G.P.S. orientation.

AND

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) Section Twelve (12), Township Seventy-five (75) North, Range Twenty (20) West of the 5th P.M. in the City of Knoxville, Marion County, Iowa and more particularly described as follows: Commencing at the Northwest corner of said NW 1/4 of the NW 1/4 Section 12; thence South 00°36'15" East 30.00 feet to the Point of Beginning; thence North 89°52'50" East 1157.69 feet along the South line of Pleasant Street to the Northwest corner of Lot one (1) of Block one (1) of Park Lane Addition; thence South 00°29'45" East 250.00 feet along the West line thereof, thence South 89°53'15" West 757.81 feet; thence South 00°12'45" East 101.60 feet; thence South 89°59'20" West 132.86 feet; thence North 00°01'45" East 131.21 feet; thence South 89°50'15" West 237.23 feet to the East line of Willetts Drive; thence continuing South 89°50'15" West 30.00 feet to the West line of said NW 1/4 of the NW 1/4 Section 12; thence North 00°36'15" West 221.20 feet along said West line to the Point of Beginning, containing 6.77 acres of which the West 0.15 acres are subject to the public roadway, and subject to any and all other easements and/or restrictions of record. The West line of said NW 1/4 of the NW 1/4 Section 12 is North 00°36'15" West using G.P.S. orientation.

AND

The full right of way of that portion of any street separating any of the above parcels.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Knoxville, Iowa.

Marion County, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Plan. To accomplish the objectives of the Plan, and to encourage the further blight remediation 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, Code of Iowa. The County 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. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

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 Board of Supervisors of Marion County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2021.

County Auditor, Marion County, State of Iowa

(End of Notice)

That the proposed Urban Renewal Plan, attached hereto as Exhibit I, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

Adjournment:

There being no other business, Jahner moved and McCombs seconded the meeting be adjourned at 9:05 A.M.



Jake Grandia, County Auditor



Mark Raymie, Chairman, Board of Supervisors