RESOLUTION NO. 25-31

A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2025 Whitetail Run Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa, the "Urban Renewal Law," a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, it has been recommended to the Board of Supervisors of Mills County, Iowa (the "County") that the 2025 Whitetail Run Urban Renewal Area (the "Urban Renewal Area") be established containing the real property (the "Property") described on Exhibit A to this Resolution; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken within the Urban Renewal Area, and which authorizes a certain initial urban renewal project (the "Project") to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Jennifer and Mark Hughes in connection with the construction of public infrastructure necessary for the development of a housing subdivision; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the Urban Renewal Area and on the proposed Plan and the Project was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on October 28, 2025; and

WHEREAS, the Plan was submitted to and considered by the Planning and Zoning Commission of the County; and

WHEREAS, the Property lies within two miles of the incorporated limits of the City of Glenwood, Iowa (the "City"), and pursuant to Section 403.17, the City has executed and delivered a joint agreement (the "Joint Agreement") consenting to the County's proposed urban renewal activity on the Property; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the Plan were mailed to Glenwood Community School District; the consultation meeting was held; 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 Board of Supervisors of Mills County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2025 Whitetail Run Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Plan conforms to the general plan for the development of the County;

B. Proposed residential development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives; and

C. It is not anticipated that any families will be displaced in connection with the County's undertakings under the Plan. Should such issues arise, then the County will develop a feasible method of relocating any displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Plan is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the County is hereby authorized to undertake the projects and initiatives described therein.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreement on behalf of the County, and all action heretofore taken in this regarding is hereby ratified and affirmed.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 28, 2025.

Lonnie Mayberry, Chairperson, Board of Supervisors

Attest:

Amber Farnan. Auditor

EXHIBIT A
LEGAL DESCRIPTION
2025 Whitetail Run Urban Renewal Area

Lot Ten (10) of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Thirty-five (35),

ALSO, Lot Twenty-eight (28) of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Thirty-five (35),

AND ALSO, Lot Nine (9) of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Thirty-six (36),

ALSO, the North Half of the Northwest Quarter of the Southwest Quarter (N½ NW¼ SW¼) of Section Thirty-six (36), lying west of the road,

AND ALSO, the South Eighteen (18) feet of East one hundred seventy-seven and five-tenths (177.5) feet of Lot Thirty-three (33) of Three Oaks Subdivision, a rural subdivision, in Section Thirty-six (36).

All of the above land being in Township Seventy-three (73) North, Range Forty- three (43) West of the Fifth Principal Meridian, Mills County, Iowa

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Upon motion and vote, the meeting adjourned.

Lonnie Mayberry, Chairperson, Board of Supervisors

Attest:

Amber Farnan, Auditor

STATE OF IOWA

SS:

MILLS COUNTY

I, the undersigned, County Auditor of Mills County, do hereby certify that as such I have in my possession or have access to the complete records of the County and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the records relating to the action taken by the Board of Supervisors preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan and project for the 2025 Whitetail Run Urban Renewal Area.

WITNESS my hand this 28 day of October, 2025.

Amber Farnan, Auditor

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan.)

MILLS COUNTY, IOWA

URBAN RENEWAL PLAN
2025 WHITETAIL RUN URBAN RENEWAL AREA

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes counties to establish areas within certain boundaries known as "urban renewal areas," and to exercise special powers within these areas. In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize boards of supervisors to create "economic development" areas. An economic development urban renewal area may be any area of a county which has been designated by the board of supervisors as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the county seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the board of supervisors that such an area needs to be established within the county. An urban renewal plan is then prepared for the area, which must be consistent with the county's existing comprehensive or general plan. Certain affected taxing entities must be notified and given an opportunity to comment on the plan. The board of supervisors must hold a public hearing on the urban renewal plan, following which, the board of supervisors may approve the plan.

The Board of Supervisors of Mills County (the "County") has determined to establish the 2025 Whitetail Run Urban Renewal Area (the "Urban Renewal Area"). This document is intended to serve as the Urban Renewal Plan (the "Plan") for the Urban Renewal Area and will guide the County in promoting economic growth through the encouragement of commercial, industrial, and residential development in such Urban Renewal Area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the "Property") that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

2. To assist in providing land and resources for new and expanded commercial, industrial and residential development in a manner that is efficient from the standpoint of providing municipal services.

3. To stimulate through public action and commitment, private investment in residential, commercial and industrial development, and to encourage job retention, growth and expansion through the use of various federal, state and local incentives, including tax increment financing.

4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.

5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential, commercial and industrial development.

6. To provide a more marketable and attractive investment climate.

7 To provide public facilities to enhance County services and enhance the economic attractiveness of the community.

8. To increase the number of housing units in the County that are safe, attractive and comfortable.

9. To provide assistance for housing on a County-wide basis to families whose incomes are no greater than 80% of the median family income in the County.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the County within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.

2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.

3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.

4. Acquisition, preparation and disposition of property for development and/or redevelopment.

5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.

6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the Board of Supervisors.

V. SPECIFIC URBAN RENEWAL PROJECTS

The County has determined to undertake the following initiative in the Urban Renewal Area as an economic development urban renewal project:

Name of Project: Hughes Housing Development Project

Date of Board Approval of Project: October 28, 2025

Description of the Project: Jennifer and Mark Hughes (the "Developers") are undertaking the development of a residential subdivision (the "Housing Project") situated on the Property (as described in Section II hereof), including the corresponding construction of public infrastructure (the "Infrastructure Project"). The County will use tax increment financing to support the Developers' construction of the Infrastructure Project on the Property.

The addition of new residential housing in the County will enhance the quality of life in the County thereby resulting in economic growth in the County.

The costs incurred by the County in providing tax increment financing assistance to the Developers will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $12,000.

Description of Use of TIF: The County intends to enter into a development agreement (the "Agreement") with the Developers with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the "Payments") to the Developers thereunder. The Payments, in an amount not to exceed $389,000, will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the County's total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments ($389,000), the Admin Fees ($12,000) and the LMI Set Aside (141,752) (as described below) will not exceed $542,752.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the County will provide low and moderate income family housing assistance in its area of operation in an amount not less than 36.44% of the incremental property tax revenues applied to the Infrastructure Project.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The County's long range development plans for this Urban Renewal Area are matched to its general plan for development in the County and will be tailored to comply with the overall land use needs. All urban renewal activities within the Urban Renewal Area will be consistent with the County's general land use plans.

VII. TAX INCREMENT FINANCING

In order to promote economic growth in the Urban Renewal Area, the County may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private and public enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the County has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the County or paying debt service on obligations issued by the County. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private and public entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the County's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal of and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. RESIDENTIAL DEVELOPMENT

One of the County's objectives in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a County utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the County) must be used to provide assistance to LMI families

Unless a reduction is approved by the Iowa Economic Development Authority, the percent of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in the County. That percentage is currently 36.44%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 36.44% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 36.44% of the project costs for LMI housing activities elsewhere in the County.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the County may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant-based rental assistance.
5. Down-payment assistance.
6. Mortgage interest buy-down assistance.
7. Infrastructure development for LMI housing.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the Board of Supervisors.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

XI. FINANCIAL INFORMATION

COUNTY DEBT INFORMATION

1. Current constitutional debt limit:	$125,951,241	
2. Outstanding general obligation debt:	$ 6,775,000	
3. Proposed amount of debt to be incurred:	$ 389,000	(Project)
	$ 12,000	(Admin Fees)
	$ 141,752	(LMI Set Aside)
	$ 542,752	(Total)

EXHIBIT A
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ALSO, the North Half of the Northwest Quarter of the Southwest Quarter (N½ NW¼ SW¼) of Section Thirty-six (36), lying west of the road,

AND ALSO, the South Eighteen (18) feet of East one hundred seventy-seven and five-tenths (177.5) feet of Lot Thirty-three (33) of Three Oaks Subdivision, a rural subdivision, in Section Thirty-six (36).

All of the above land being in Township Seventy-three (73) North, Range Forty-three (43) West of the Fifth Principal Meridian, Mills County, Iowa.

PUBLIC HEARING ON ESTABLISHMENT OF 2025 WHITETAIL RUN URBAN RENEWAL AREA AND URBAN RENEWAL PLAN

438850-19

Glenwood, Iowa

October 28, 2025

The Board of Supervisors of Mills County, Iowa, met on October 28, 2025, at 8:30 a.m., at the Mills County Courthouse, 418 Sharp Street, Glenwood, Iowa, for the purpose of conducting a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and project. The Chairperson presided and the roll being called the following Supervisors were present and absent:

Present: Mayberry, Crouch, Sayers

Absent: none.

The Board of Supervisors investigated and found that notice of intention to conduct a public hearing on the designation of the 2025 Whitetail Run Urban Renewal Area and on an urban renewal plan and project for the Area had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written objections from any resident or property owner of the County. All written objections, statements, and evidence heretofore filed were reported to the Board, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Chairperson announced the hearing closed.

Supervisor Crouch moved the adoption of a resolution entitled "A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2025 Whitetail Run Urban Renewal Area," seconded by Supervisor Sayers. After due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: Mayberry Sayers Crouch

Nays: - none -.

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