

**CITY OF PELLA, IOWA
PLANNING & ZONING COMMISSION
TENTATIVE MEETING AGENDA**

Tuesday, March 3, 2020 11:00 a.m. Public Safety Complex – 614 Main Street

A. Call to Order by the Chairperson and Roll Call

B. Chairperson's Comments

1. Approval of tentative agenda

C. Approval of Minutes

1. February 24, 2020 regular meeting

D. Public Hearings

E. New Business Proposed

1. Consideration of a recommendation to the Pella City Council that the proposed City of Pella Prairie Ridge Urban Renewal Plan and the Marion County Prairie Ridge Urban Renewal Plan align and are in conformance with the City's Comprehensive Plan

F. Other Business / Public Forum

1. Regular meeting scheduled for March 23, 2020

G. Adjourn

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2020**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Canfield called the Planning and Zoning Commission to order at 7:00 p.m. in the Public Safety Complex. Members present were: Joe Canfield, Julio Chiarella, Cathy Haustein, Kisha Jahner, Dave Landon, Robin Pfalzgraf, Gary Van Vark, Ann Visser, and Teri Vos. Absent: Mark Groenendyk and Julie Heerema Mueller. Staff present: City Administrator Mike Nardini, Zoning Administrator Bryce Johnson, and Deputy City Clerk Cynthia Vaske. Six members of the public were in attendance.

APPROVAL OF TENTATIVE AGENDA

Motion by Pfalzgraf, second by Visser to approve the tentative agenda. Motion carried 9-0.

APPROVAL OF MINUTES

Motion by Landon, second by Visser to approve the minutes of the January 27, 2020 meeting. Motion carried 9-0.

PUBLIC HEARINGS

None.

NEW BUSINESS PROPOSED

Consider a Site Plan Application Submitted by Vermeer Corporation to Construct a 7,128-Square Foot Central Utility Plant

Vermeer Corporation has submitted a site plan application to construct a new 7,128-square foot Central Utility Plant (CUP). It is important to note that this location is currently granular surfaced and utilized for outdoor storage.

According to the Zoning Ordinance, the proposed land use is classified as *Utilities*, which is defined as “any above ground structures or facilities, other than lines, poles and other incidental facilities, used for the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, energy media, communications, electronic or electromagnetic signals, or other services which are precedent to development and/or use of land.” The proposed land use is permitted-by-right in the City’s M2 zoning district.

Staff believes the proposed site plan meets the requirements of the City’s zoning code and is consistent with the City’s Comprehensive Plan. Therefore, staff is recommending the site plan be approved as submitted.

Chiarella stated that he thinks it is important for the City of Pella’s Fire Department to inspect the site to ensure their vehicles will be able to access the area. City Administrator Mike Nardini replied that the fire department reviews all site plans, but that staff will follow up with the fire department to find out whether they have taken a fire truck to this site to gauge accessibility for emergency vehicles.

Motion by Jahner, second by Chiarella to approve the site plan as submitted. Motion carried 9-0.

OTHER BUSINESS/PUBLIC FORUM

Work Session to Discuss the Prairie Ridge Urban Renewal Plan

The Prairie Ridge Urban Renewal Plan is scheduled to be considered by the Commission on March 9, 2020. The proposed plan is located south of Highway 163 on the western portion of the City's corporate limits. As background, a recent Marion County Housing Assessment identified an additional 966 housing units are needed by 2025 to meet the demand for housing in Pella. Furthermore, the City's Comprehensive Plan established goals and suggested strategies, including Tax Increment Financing (TIF), to provide for new housing developments. In order for the City to offer economic development incentives for new housing, the City must first approve an urban renewal plan.

A lack of workforce housing (target range \$180,000 to \$250,000) is becoming an impediment to growth for large employers. State programs are intended for low-and-moderate income (LMI) housing (80% of median household income). Non-LMI housing involves withholding requirements. The combination of withholding requirements and the cost of public infrastructure makes it challenging to build workforce housing.

The purpose of the Prairie Ridge development is to provide workforce housing to support business and industry. This development is proposed to include 93 single family homes priced at approximately \$250,000 and 45 townhomes priced from \$180,000 to \$220,000. This type of housing is very popular in the Des Moines metro area. The on-site public infrastructure is estimated at \$4.7 million. Off-site public infrastructure, mainly consisting of the Fifield Road water main extension, is estimated at \$1.0 million.

In summary, this is a joint project between the City of Pella and Marion County. The purpose of the project is to provide workforce housing for Marion County, which will enable business and industry to stay viable in this area. Through an agreement, the City will be responsible for constructing all off-site public infrastructure (Fifield Road water main extension) for the development. Marion County will be responsible for financing the on-site public infrastructure for the development once constructed and dedicated to the City.

Pfalzgraf shared her concerns with the affordability of the proposed housing in this development. Nardini said the homes are geared towards the young professionals who do not qualify for assistance with housing, based on their annual income. Pfalzgraf stressed that it is important to ensure that the projected housing costs for this development do not go above what is being proposed so that the homes remain affordable.

Jahner said there are 37 manufacturing employers in Marion County. The proposed Prairie Ridge development will contain the type of housing Marion County lacks, which has contributed to minimal population growth in the county.

Van Vark asked how the City will benefit from the Fifield Road water main extension. Nardini explained that the water main extension will increase fire flows to the area. He further explained that the development agreement will have requirements that the developer must meet in regards to the quality and type of housing that will be built. There are plans for a commercial development to occur at some point in the future as well.

The Commission asked to proceed with a vote on the Urban Renewal Plan as it was determined they would not have quorum for a special meeting on March 9, 2020. Nardini allowed this to occur on the condition that the City Attorney would be consulted as to the vote's validity.

Motion by Van Vark, second by Pfalzgraf that the proposed Urban Renewal Plan, known as the Prairie Ridge Urban Renewal Plan, is in conformance with the City's Comprehensive Plan. Motion carried 9-0. Upon review, the City Attorney deemed the motion and resulting vote invalid due to the exclusion of consideration of the Marion County Urban Renewal Plan in addition to the City of Pella Urban Renewal Plan. This item will be reconsidered during a special Planning and Zoning Commission meeting on March 3, 2020.

Special Meeting Scheduled for March 9, 2020

This meeting was moved to March 3, 2020.

Other

Nardini stated that Zoning Administrator Bryce Johnson has resigned and will be leaving the City of Pella in late March 2020. The Commission and Nardini wished Johnson well on his future endeavors.

Nardini reported that the Oskaloosa Street Corridor Committee hopes to meet in late March 2020.

Adjourned at 8:04 p.m.



THE
CITY of PELLA

STAFF MEMO TO PLANNING & ZONING COMMISSION

ITEM NO: E-1

SUBJECT: Consideration of a Recommendation to the Pella City Council That the Proposed City of Pella Prairie Ridge Urban Renewal Plan and the Marion County Prairie Ridge Urban Renewal Plan Align and Are in Conformance with the City's Comprehensive Plan.

DATE: March 3, 2020

BACKGROUND:

The Pella City Code requires the Planning and Zoning Commission to review all new urban renewal plans for conformance with the City's Comprehensive Plan. The proposed Prairie Ridge Urban Renewal Plan is intended to provide redevelopment opportunities for residential housing development in our community. It is important to note that because both the City of Pella and Marion County intend to support the development activities, the Commission must consider the urban renewal plan for both the City and the County. On February 24, 2020, the Planning and Zoning Commission held a work session to discuss this proposed plan.

As the Commission is aware, the Marion County Housing Assessment identified an additional 966 new housing units are needed by the year 2025 to meet the demand for housing in Pella. Furthermore, the City's Comprehensive Plan also established goals and suggested strategies for new housing developments within our corporate limits. Included with these strategies was the use of Tax Increment Financing (TIF) to provide economic development incentives to developers for new housing.

In order for the City of Pella and/or Marion County to offer economic development incentives for new housing, the City and County must first approve an urban renewal plan. In addition, both urban renewal plans must be in conformity with the City's Comprehensive Plan. As part of the approval process, the Planning and Zoning Commission must provide a recommendation to the City Council as to whether the proposed urban renewal plans are "in conformance with the Comprehensive Plan."

Location of Urban Renewal Plan

The Prairie Ridge Urban Renewal area is located north of the west intersection of Fifield Road and Washington Street/Highway G28. A map of the location is included as Exhibit 'B' of the attached plan.

Urban Renewal Plan Objectives

The primary objectives of the plans are to provide opportunities and incentives for new residential development within the area. Specifically, to stimulate private investment in new residential development which enhances the economic vitality of the community.

Proposed Project in the Urban Renewal Plan

Ninety-one single-family housing units and 45 condo/townhome housing units are proposed within the Urban Renewal Area. Construction of the housing units is anticipated to be completed over a number of years, with all housing units anticipated to be complete and fully assessed by January 1, 2030. In order to accomplish the project, the development requires infrastructure improvements at an

estimated cost of \$4.3 to \$4.7 million. To support the continue development of Marion County, the County has indicated a desire to support the project through financing the cost of the public infrastructure with repayment through the use of TIF. Additionally, the TIF is expected to cover the cost of low-and-moderate income housing withholding requirements.

Comprehensive Plan

Additional housing is noted as a key priority goal in the City’s Comprehensive Plan. In addition, the Plan recommends a mixture of housing types, with an emphasis on providing housing that is under-served, such as medium density (town homes, duplexes). Additionally, the plan calls for a focus on moderate-income/workforce housing. Specifically, the plan states that in “Pella and around the State of Iowa, there is a need for workforce housing, both rental and owner-occupied for households in the 80-120% of median income category. This income group is not typically eligible for state-funded programs but may still find it difficult to afford market prices. A gap exists where the market is not providing housing opportunities.”

As stated earlier, the Comprehensive Plan identified strategies to set forth goals and objectives for new housing development within City limits, including the use of TIF. Consistent with the Comprehensive Plan, the City has determined that the proposed projects set forth herein would not be possible without the use of TIF.

In determining conformance with the Comprehensive Plan, it is important to review the document as a whole, including the text. Based on staff’s analysis, we believe the proposed plans are in conformance and aligns with the Comprehensive Plan.

Summary

In summary, the proposed Prairie Ridge Urban Renewal Plans are intended to promote new housing and residential development in the community. Staff believes the proposed plans align and are in conformance with the City’s Comprehensive Plan. It is important to note, the Pella City Council is expected to formally consider these plans at their meeting on March 17, 2020.

ATTACHMENTS: City of Pella Prairie Ridge Urban Renewal Plan, Marion County
Prairie Ridge Urban Renewal Plan

REPORT PREPARED BY: City Administration

REVIEWED BY: City Administrator

RECOMMENDATION: Recommend to the Pella City Council that the proposed City of Pella Prairie Ridge Urban Renewal Plan and the Marion County Prairie Ridge Urban Renewal Plan align and are in conformance with the City’s Comprehensive Plan

**PRAIRIE RIDGE
URBAN RENEWAL PLAN**

for the

**PRAIRIE RIDGE
URBAN RENEWAL AREA**

CITY OF PELLA, IOWA

_____ **2020**

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- A. LEGAL DESCRIPTION OF PRAIRIE RIDGE URBAN RENEWAL AREA
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**Prairie Ridge Urban Renewal Plan
for the
Prairie Ridge Urban Renewal Area
City of Pella, Iowa**

A. INTRODUCTION

The Prairie Ridge Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Prairie Ridge Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in the City of Pella, Iowa (the “City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

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.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 as a residential project.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2020, the taxable valuation as of January 1, 2019, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2020, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. It may be that more than one ordinance will be adopted on the separate subareas within the Area. If so, the frozen base values may vary among the subareas.

E. DEVELOPMENT PLAN

Pella has a general plan for the physical development of the City as a whole, outlined in the City of Pella's Comprehensive Plan, adopted in 2014. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process. Currently the land within the Area is zoned Planned Unit Development.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. RESIDENTIAL DEVELOPMENT

The City's objective for the Urban Renewal Area is to promote new housing and residential development. Pella has had steady population growth, with an anticipated increase in 700 residents between 2015 and 2035. Pella lies about 40 miles southeast of Des Moines, providing a convenient residential location within easy commuting distance for residents to a variety of employment opportunities, amenities, and services. Additionally, Pella's housing units must support the student population of Central College. The Marion County Housing Assessment conducted in 2015 identified an additional 966 housing units needed in the Pella Market area to meet housing demands through the year 2025.

Likewise, Pella's 2014 Comprehensive Plan estimated that the City would need approximately 480 new housing units by 2035 to match the population projections. Therefore, the Comprehensive Plan set forth goals and objectives for new housing development within city limits. Consistent with the Comprehensive Plan, the City has determined that the projects set forth herein would not be possible without the use of tax increment financing.

When a municipality utilizes tax increment financing to support residential development (such support is limited to reimbursement of "public improvement" costs, as defined by Iowa law), a percentage of the incremental revenues (or other revenues) generated by the development must be used to provide assistance to low and moderate income (LMI) families. LMI families are those whose incomes do not exceed 80% of the median Marion County income.

Unless a reduction is approved by the Iowa Economic Development Authority, the amount of incremental revenues (or other revenues) to be provided for low and moderate income family housing in the municipality shall be either equal to or greater than the percentage of the original project costs (i.e., the amount of TIF funds used to reimburse infrastructure costs serving the housing development in the Area) that is equal to the percentage of LMI families living in Marion County. That percentage is currently 36.77%.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following three options:

1. Providing that at least 36.77% of the units constructed are occupied by residents and/or families whose incomes are at or below 80% of the median county income;
2. Setting aside an amount equal to or greater than 36.77% of the project costs to be used for LMI housing activities; or
3. Ensuring that 36.77% of the houses constructed are priced at amounts affordable to LMI families.

If funds are set aside, as opposed to constructing a sufficient percentage of LMI housing, the type of assistance provided must benefit LMI residents and/or families and may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits, or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Pella.
2. To stimulate, through public action and commitment, private investment in new housing and residential development and redevelopment. The City realizes that the availability of affordable, decent, safe, and sanitary housing is important to the overall economic viability of the community.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

4. To help finance the cost of constructing public utility and infrastructure extensions and improvements in support of residential development.
5. To improve housing conditions and increase housing opportunities.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.
8. To encourage residential development that meets the needs of a growing population, while preserving the character of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

H. 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:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To provide for the construction of site specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for, or cause to be provided, the construction or repair of public infrastructure in support of residential development, including, but not limited to, streets and sidewalks, traffic lights, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
4. To make loans, forgivable loans, or other types of grants or incentives to private persons, organizations, or businesses for economic development purposes or residential projects, on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To use tax increment for LMI housing assistance.
7. To borrow money and to provide security therefor.
8. To acquire and dispose of property.

9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Pella and the State of Iowa.

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.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement to Support Infrastructure Improvements in Residential Development:

The City expects to consider a development agreement with a residential developer (the “developer”) to construct approximately 91 single-family housing units and 45 condo/townhome housing units within the Urban Renewal Area. Construction of the housing units is anticipated to be completed over a number of years, with all housing units anticipated to be complete and fully assessed by January 1, 2030. In order to accomplish the project, the Developer needs complete infrastructure improvements to prepare the property for development, and intends to dedicate such improvements to the City upon completion. Construction of the infrastructure improvements is anticipated to be completed in 2020-2021. The anticipated costs of the infrastructure improvements are approximately \$4,300,000-\$4,700,000. The development agreement would provide detailed terms and conditions under which the City would accept the infrastructure improvements. Marion County is anticipated to be a party to the development agreement and is anticipated to finance the cost of the infrastructure improvements/grants and receive tax increment from the City over-time to help cover the cost of the financing and any related LMI obligation. The total amount of tax increment to be used for the development agreement and project is estimated not to exceed the lesser of \$4,700,000 or the cost of the infrastructure improvements, plus an LMI set aside amount estimated at up to \$1,728,190.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$100,000

J. FINANCIAL INFORMATION

1.	July 1, 2019, Constitutional Debt Limit	\$41,514,613
2.	Current Outstanding General Obligation Debt	\$1,660,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. 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 that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:	\$6,528,190 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

K. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Agricultural land owners have entered or will enter into agreements in which they agree to allow the City to include their real property defined as “Agricultural Land” in the Urban Renewal Area in accordance with Iowa Code Section 403.17(3). A copy of the signed agreement of each agricultural land owner within the Urban Renewal Area is attached or will be attached as Exhibit C. The original signed agreements will be on file at the City Clerk’s office.

L. URBAN RENEWAL FINANCING

The City may utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City 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 *Code of Iowa*, 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 eligible urban renewal projects. Certain 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 *Code of Iowa*, 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 or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. 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 projects identified in this 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 for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

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.

M. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

N. RELOCATION

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

O. 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.

P. 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, un-authorization, 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.

Q. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be 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 objectives or types of renewal activities.

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

R. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public improvements related to housing and residential development, 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*, is limited to ten (10) years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

With consent of all other affected taxing entities (by written agreement), the use of incremental property tax revenues under the *Code of Iowa* Section 403.19 can be extended for up to five (5) years if necessary to adequately fund the housing project. The City intends to seek such consent. If the affected taxing entities provide their consent, then copies of the written consents will be kept on file at City Hall in connection with the City’s records on this Plan.

It is also anticipated that separate TIF ordinances or amendments thereto for separate parcel(s) or subareas may be adopted as development in the Area warrants. In that case, each subarea may have a separate base and separate sunset or expiration date.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A

LEGAL DESCRIPTION OF PRAIRIE RIDGE URBAN RENEWAL AREA

Part of the Southwest Quarter of Section 5, Township 76 North, Range 18 West of the Fifth Principal Meridian, Marion County, Iowa more particularly described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Section 5, said corner also being the northwest corner of Outlot "A" of View Pointe Subdivision as shown on a plat recorded in Book 2004 at Page 5647 in the Marion County Recorder's Office; thence South 00 degrees 26 minutes 49 seconds East on the east line of said Southwest Quarter and on the west line of said View Pointe Subdivision 1224.75 feet to the southwest corner of Lot 5 of said View Pointe Subdivision; thence South 00 degrees 16 minutes 04 seconds East on the east line of said Southwest Quarter 175.62 feet; thence South 89 degrees 45 minutes 13 seconds West 215.52 feet; thence South 00 degrees 14 minutes 47 seconds East 36.63 feet; thence 174.28 feet on the arc of a 1035.00 foot radius curve concave westerly with a 174.07 foot chord bearing South 04 degrees 34 minutes 39 seconds West (said curve having a central angle of 09 degrees 38 minutes 51 seconds); thence South 09 degrees 24 minutes 04 seconds West 49.53 feet; thence 706.02 feet on the arc of a 1165.00 foot radius curve concave easterly with a 695.27 foot chord bearing South 07 degrees 57 minutes 37 seconds East (said curve having a central angle of 34 degrees 43 minutes 22 seconds) to the north right of way line of County Highway G-28; thence South 63 degrees 01 minutes 19 seconds West 70.00 feet along said north right of way line; thence 750.61 feet on the arc of a 1235.00 foot radius curve concave easterly with a 739.11 foot chord bearing North 08 degrees 00 minutes 38 seconds West (said curve having a central angle of 34 degrees 49 minutes 25 seconds); thence North 09 degrees 24 minutes 04 seconds East 49.53 feet; thence 162.49 feet on the arc of a 965.00 foot radius curve concave westerly with a 162.30 foot chord bearing North 04 degrees 34 minutes 39 seconds East (said curve having a central angle of 09 degrees 38 minutes 51 seconds); thence North 00 degrees 14 minutes 47 seconds West 36.63 feet; thence continuing North 00 degrees 14 minutes 47 seconds West 136.39 feet; thence South 89 degrees 45 minutes 13 seconds West 105.00 feet; thence North 00 degrees 14 minutes 47 seconds West 100.00 feet; thence North 74 degrees 36 minutes 41 seconds West 39.72 feet; thence North 65 degrees 36 minutes 09 seconds West 63.68 feet; thence North 62 degrees 33 minutes 05 seconds West 63.16 feet; thence North 55 degrees 00 minutes 25 seconds West 63.16 feet; thence North 49 degrees 47 minutes 07 seconds West 39.54 feet; thence North 43 degrees 35 minutes 23 seconds West 445.11 feet; thence North 33 degrees 06 minutes 08 seconds West 196.38 feet; thence North 10 degrees 29 minutes 18 seconds West 73.25 feet; thence North 04 degrees 13 minutes 14 seconds East 72.97 feet; thence North 65 degrees 53 minutes 12 seconds West 105.97 feet; thence North 86 degrees 35 minutes 16 seconds West 112.44 feet; thence 109.49 feet on the arc of a 950.00 foot radius curve concave easterly with a

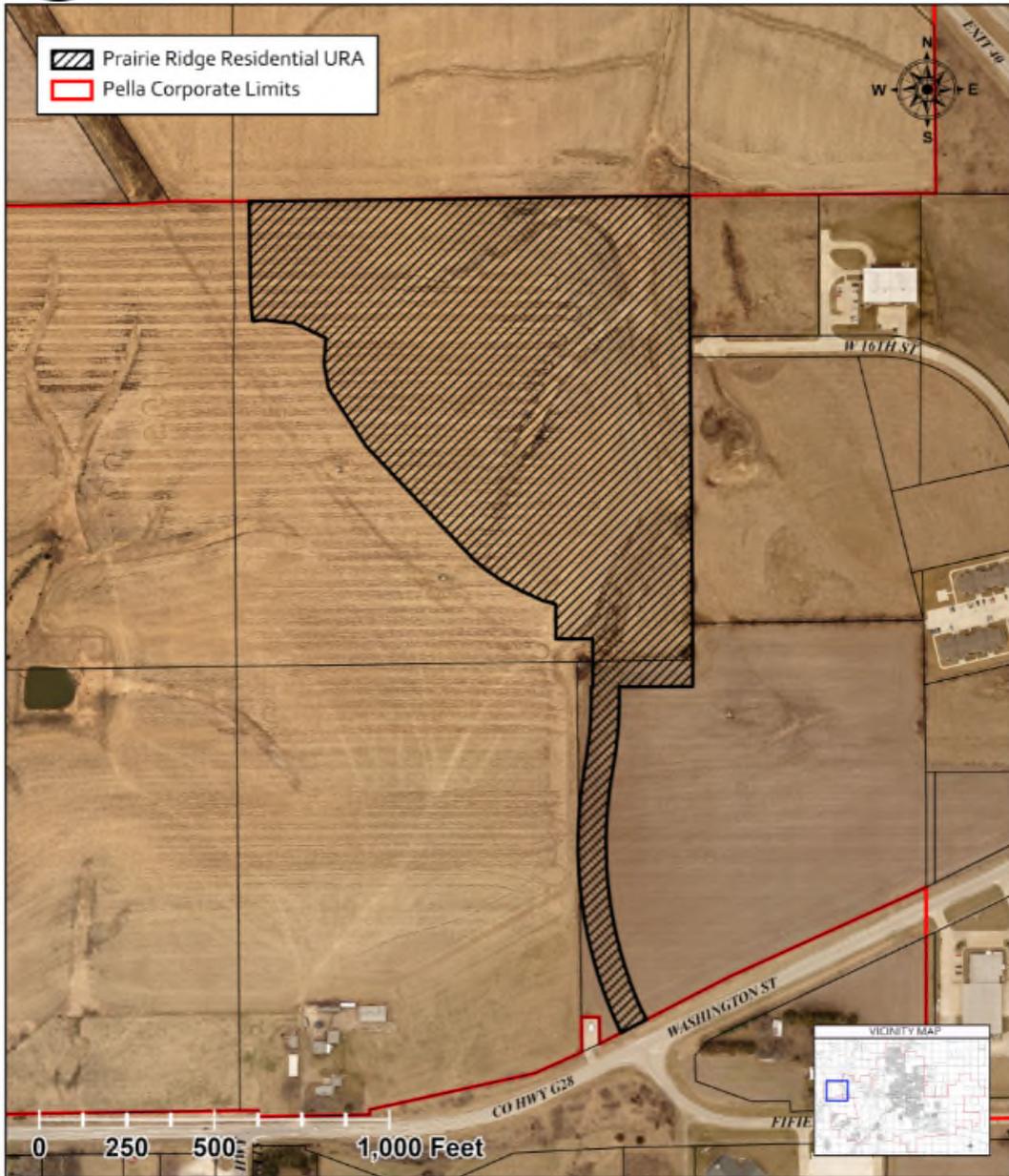
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EXHIBIT B
MAP OF PRAIRIE RIDGE URBAN RENEWAL AREA



Prairie Ridge Residential URA Map

Planning & Zoning Department • 825 Broadway Street • Office: (641) 628-0043



DISCLAIMER: The City of Pella's digital data and maps are a representation of compiled data. The data sources are subject to constant change. The City of Pella makes no claim as to the accuracy, completeness or correctness of the City of Pella digital maps and associated data and assumes no responsibility for their positional or content accuracy. The City of Pella gives neither express nor implied warranties or guarantees regarding mapping data, its use or interpretation.

EXHIBIT C

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE PRAIRIE RIDGE URBAN RENEWAL AREA**

WHEREAS, the City of Pella, Iowa, (the “City”) has proposed to establish the Prairie Ridge 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(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of “agricultural land,” 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 he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Pella, 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 Pella, 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 _____ day of _____, 2020.

Name of Agricultural Land Owner: _____
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner’s behalf)

Signature: _____

Date: _____

Print Name: _____

Witness: _____

**PRAIRIE RIDGE
URBAN RENEWAL PLAN**

for the

**PRAIRIE RIDGE
URBAN RENEWAL AREA**

MARION COUNTY, IOWA

_____, 2020

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- A. LEGAL DESCRIPTION OF PRAIRIE RIDGE URBAN RENEWAL AREA
- B. PRAIRIE RIDGE URBAN RENEWAL AREA MAP
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND
- D. JOINT CITY/COUNTY AGREEMENT

**Prairie Ridge Urban Renewal Plan
for the
Prairie Ridge Urban Renewal Area
Marion County, Iowa**

A. INTRODUCTION

The Prairie Ridge Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Prairie Ridge Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in Marion County, Iowa (the “County”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the County 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.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 as a residential project.

The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the County designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2020, the taxable valuation as of January 1, 2019, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2020, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. It may be that more than one ordinance will be adopted on the separate subareas within the Area. If so, the frozen base values may vary among the subareas.

E. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole, outlined in the Marion County Comprehensive Land Use Plan 2013. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the County's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

F. RESIDENTIAL DEVELOPMENT

The County's objective for the Urban Renewal Area is to promote new housing and residential development. The County realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

When a county utilizes tax increment financing to support residential development (such support is limited to reimbursement of "public improvement" costs, as defined by Iowa law), a percentage of the incremental revenues (or other revenues) generated by the development must be used to provide assistance to low and moderate income (LMI) families. LMI families are those whose incomes do not exceed 80% of the median Marion County income.

Unless a reduction is approved by the Iowa Economic Development Authority, the amount of incremental revenues (or other revenues) to be provided for low and moderate income family housing in the municipality shall be either equal to or greater than the percentage of the original project costs (i.e., the amount of TIF funds used to reimburse infrastructure costs serving the housing development in the Area) that is equal to the percentage of LMI families living in Marion County. That percentage is currently 36.77%.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following three options:

1. Providing that at least 36.77% of the units constructed are occupied by residents and/or families whose incomes are at or below 80% of the median county income;
2. Setting aside an amount equal to or greater than 36.77% of the project costs to be used for LMI housing activities; or
3. Ensuring that 36.77% of the houses constructed are priced at amounts affordable to LMI families.

If funds are set aside, as opposed to constructing a sufficient percentage of LMI housing, the type of assistance provided must benefit LMI residents and/or families and may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits, or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and Marion County.
2. To stimulate, through public action and commitment, private investment in new housing and residential development and redevelopment. The County realizes that the availability of affordable, decent, safe, and sanitary housing is important to the overall economic viability of the community.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing public utility and infrastructure extensions and improvements in support of residential development.
5. To improve housing conditions and increase housing opportunities.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.

8. To encourage residential development that meets the needs of a growing population, while preserving the character of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County 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:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To provide for the construction of site-specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for, or cause to be provided, the construction or repair of public infrastructure in support of residential development, including, but not limited to, streets and sidewalks, traffic lights, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
4. To make loans, forgivable loans, or other types of grants or incentives to private persons, organizations, or businesses for economic development purposes or residential projects, on such terms as may be determined by the Board of Supervisors.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To use tax increment for LMI housing assistance.
7. To borrow money and to provide security therefor.
8. To acquire and dispose of property.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Marion County and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County 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.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement to Support Infrastructure Improvements in Residential Development:

The County expects to consider a development agreement with a residential developer (the “developer”) to construct approximately 91 single-family housing units and 45 condo/townhome housing units within the Urban Renewal Area. Construction of the housing units is anticipated to be completed over a number of years, with all housing units anticipated to be complete and fully assessed by January 1, 2030. In order to accomplish the project, the Developer needs complete infrastructure improvements to prepare the property for development, and intends to dedicate such improvements to the City of Pella upon completion. Construction of the infrastructure improvements is anticipated to be completed in 2020-2021. The anticipated costs of the infrastructure improvements are approximately \$4,300,000-\$4,700,000. The development agreement would provide detailed terms and conditions under which the City would accept the infrastructure improvements. Marion County is anticipated to be a party to the development agreement and is anticipated to finance the cost of the infrastructure improvements/grants and receive tax increment from the City over-time to help cover the cost of the financing and any related LMI obligation. The total amount of tax increment to be used for the development agreement and project is not to exceed the lesser of \$4,700,000 or the cost of the infrastructure improvements, plus an LMI set aside amount estimated at up to \$1,728,190.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$100,000_____

J. FINANCIAL INFORMATION

1.	July 1, 2019, Constitutional Debt Limit	\$ 129,020,072
2.	Current Outstanding General Obligation Debt	\$ 1,700,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. 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	\$6,528,190 This does not include financing costs related to

<p>the County’s constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County’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 that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:</p>	<p>debt issuance, which may be incurred over the life of the Area.</p>
--	--

K. URBAN RENEWAL FINANCING

The County may utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The County 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 *Code of Iowa*, 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 County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, 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 *Code of Iowa*, the County 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 or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be, the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County 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 projects identified in this Plan. In addition, the County 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 for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any

event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County 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.

L. PROPERTY ACQUISITION/DISPOSITION

The County will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

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

N. STATE AND LOCAL REQUIREMENTS

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

O. 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, un-authorization, 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.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be 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 objectives or types of renewal activities.

The Board of Supervisors may amend this Plan in accordance with applicable State law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and shall remain in effect until terminated by the Board of Supervisors.

The County does not anticipate placing a tax increment ordinance on this Urban Renewal Area, but if it does so, at all times, the use of tax increment financing revenues (including the amount of

loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the County for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

R. JOINT COUNTY/CITY AGREEMENT

As the Prairie Ridge Urban Renewal Area is within the city limits of the city of Pella, the County has sought a joint agreement with Pella pursuant to section 403.17 of the Code of Iowa. That agreement authorizes the County to carry out project activities within the Urban Renewal Area. A copy of the agreement is attached as Exhibit D. The original is on file with the County Auditor.

S. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Agricultural land owners have entered or will enter into agreements in which they agree to allow the County to include their real property defined as “Agricultural Land” in the Urban Renewal Area in accordance with Iowa Code Section 403.17(3). A copy of the signed agreement of each agricultural land owner within the Urban Renewal Area is attached or will be attached as Exhibit C. The original signed agreements will be on file at the County Auditor’s office.

EXHIBIT A

LEGAL DESCRIPTION OF PRAIRIE RIDGE URBAN RENEWAL AREA

Part of the Southwest Quarter of Section 5, Township 76 North, Range 18 West of the Fifth Principal Meridian, Marion County, Iowa more particularly described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Section 5, said corner also being the northwest corner of Outlot "A" of View Pointe Subdivision as shown on a plat recorded in Book 2004 at Page 5647 in the Marion County Recorder's Office; thence South 00 degrees 26 minutes 49 seconds East on the east line of said Southwest Quarter and on the west line of said View Pointe Subdivision 1224.75 feet to the southwest corner of Lot 5 of said View Pointe Subdivision; thence South 00 degrees 16 minutes 04 seconds East on the east line of said Southwest Quarter 175.62 feet; thence South 89 degrees 45 minutes 13 seconds West 215.52 feet; thence South 00 degrees 14 minutes 47 seconds East 36.63 feet; thence 174.28 feet on the arc of a 1035.00 foot radius curve concave westerly with a 174.07 foot chord bearing South 04 degrees 34 minutes 39 seconds West (said curve having a central angle of 09 degrees 38 minutes 51 seconds); thence South 09 degrees 24 minutes 04 seconds West 49.53 feet; thence 706.02 feet on the arc of a 1165.00 foot radius curve concave easterly with a 695.27 foot chord bearing South 07 degrees 57 minutes 37 seconds East (said curve having a central angle of 34 degrees 43 minutes 22 seconds) to the north right of way line of County Highway G-28; thence South 63 degrees 01 minutes 19 seconds West 70.00 feet along said north right of way line; thence 750.61 feet on the arc of a 1235.00 foot radius curve concave easterly with a 739.11 foot chord bearing North 08 degrees 00 minutes 38 seconds West (said curve having a central angle of 34 degrees 49 minutes 25 seconds); thence North 09 degrees 24 minutes 04 seconds East 49.53 feet; thence 162.49 feet on the arc of a 965.00 foot radius curve concave westerly with a 162.30 foot chord bearing North 04 degrees 34 minutes 39 seconds East (said curve having a central angle of 09 degrees 38 minutes 51 seconds); thence North 00 degrees 14 minutes 47 seconds West 36.63 feet; thence continuing North 00 degrees 14 minutes 47 seconds West 136.39 feet; thence South 89 degrees 45 minutes 13 seconds West 105.00 feet; thence North 00 degrees 14 minutes 47 seconds West 100.00 feet; thence North 74 degrees 36 minutes 41 seconds West 39.72 feet; thence North 65 degrees 36 minutes 09 seconds West 63.68 feet; thence North 62 degrees 33 minutes 05 seconds West 63.16 feet; thence North 55 degrees 00 minutes 25 seconds West 63.16 feet; thence North 49 degrees 47 minutes 07 seconds West 39.54 feet; thence North 43 degrees 35 minutes 23 seconds West 445.11 feet; thence North 33 degrees 06 minutes 08 seconds West 196.38 feet; thence North 10 degrees 29 minutes 18 seconds West 73.25 feet; thence North 04 degrees 13 minutes 14 seconds East 72.97 feet; thence North 65 degrees 53 minutes 12 seconds West 105.97 feet; thence North 86 degrees 35 minutes 16 seconds West 112.44 feet; thence 109.49 feet on the arc of a 950.00 foot radius curve concave easterly with a

109.43 foot chord bearing North 03 degrees 54 minutes 13 seconds West (said curve having a central angle of 06 degrees 36 minutes 12 seconds); thence North 00 degrees 36 minutes 07 seconds West 230.62 feet to a point on the north line of the Southwest Quarter of said Section 5; thence North 89 degrees 14 minutes 59 seconds East on said north line 1256.49 feet to the point of beginning, containing 29.11 acres, more or less, and being subject to easements, agreements or restrictions of record.

EXHIBIT B

MAP OF PRAIRIE RIDGE URBAN RENEWAL AREA



2014.1.04/018 The City of Falls digital data sets are a representation of computer data.

EXHIBIT C

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE PRAIRIE RIDGE URBAN RENEWAL AREA**

WHEREAS, Marion County, (the “County”) has proposed to establish the Prairie Ridge 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(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of “agricultural land,” 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 he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Pella, 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 Pella, 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 _____ day of _____, 2020.

Name of Agricultural Land Owner: _____
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner’s behalf)

Signature: _____

Date: _____

Print Name: _____

Witness: _____

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, Marion County (the “County”) has proposed to establish the Prairie Ridge Urban Renewal Area within the corporate boundaries of the City of Pella, Iowa, for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the City Council of the City Pella, State of Iowa, has reviewed the Prairie Ridge Urban Renewal Plan for said Area and has determined that the proposed Area and completion of the eligible projects are in the best interests of the City of Pella, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a “joint agreement” between the City and the County before the County can proceed with said project.

NOW THEREFORE, MARION COUNTY, STATE OF IOWA AND THE CITY OF PELLA, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Pella, State of Iowa hereby agrees and authorizes the Marion County, State of Iowa, to proceed with the Urban Renewal Area as described in the Prairie Ridge Urban Renewal Plan, and the undertaking of the eligible urban renewal projects therein within boundaries of the City of Pella. This Agreement is contingent on Marion County not adopting an ordinance pursuant to Iowa Code Section 403.19 implementing tax increment financing on the property contained in the Urban Renewal Area, absent express written permission from the City Council, which permission, if any, will be provided via separate agreement between the parties.

2. This “joint agreement” is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Prairie Ridge Urban Renewal Area in the City of Pella, State of Iowa.

3. This Joint Agreement has been duly authorized by the governing bodies Marion County, State of Iowa and the City of Pella, State of Iowa.

PASSED AND APPROVED this _____ day of _____, 2020.

(SEAL)

CITY OF PELLA, IOWA

By: _____
Donald De Waard, Mayor

ATTEST:

By: _____
Mandy Smith, City Clerk

STATE OF IOWA)
) SS
COUNTY OF MARION)

On this _____ day of _____, 2020, before me a Notary Public in and for said State, personally appeared Donald De Waard and Mandy Smith, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Pella, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

