

RESOLUTION NO. 2018-75

A RESOLUTION TO APPROVE URBAN RENEWAL AMBENDMENT FOR THE INDEPENDENCE URBAN RENEWAL AREA

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

WHEREAS, this City Council of the City of Independence, Iowa (the "City"), by prior resolution established the Independence Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which authorizes the undertaking of new urban renewal projects (the "Projects") in the Urban Renewal Area consisting of (i) providing tax increment financing support to Wapsie Valley Creamery, Inc. in connection with the construction of a new warehouse for use as additional storage space in its business operations; (ii) providing tax increment financing support to Casey's General Stores, Inc. in connection with the expansion of its facilities situated at the intersection of Hwy 150 and Hwy 20; and (iii) using tax increment financing to pay the costs of constructing a new street to be known as Enterprise Drive East to encourage future commercial development; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on September 10, 2018; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Buchanan County and the Independence Community School District; the consultation meeting was held on the 21st day of August, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Independence, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Projects proposed under the Amendment conform to the general plan for the development of the City;

B. The Projects proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible

method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.


Resolution No. 2018-75 was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 10th day of September, 2018.

Record of Voting:

Ayes: Kurtz, Hayward, Hill, Scharff, O'Loughlin, Hanna, and Vaughn.

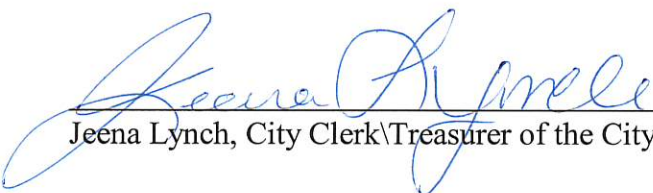
Nays:

Resolution No. 2018-75 declared passed and adopted by the Mayor on this 10th day of September, 2018.



Bonita Davis, Mayor of the City of Independence, Iowa

ATTEST:



Jeena Lynch, City Clerk/Treasurer of the City of Independence, Iowa