HEARING ON DESIGNATION OF ALLEMAN URBAN RENEWAL AREA DESIGNATION AND URBAN RENEWAL PLAN

515193-1

Alleman, Iowa

August 9, 2021

The City Council of the City of Alleman, Iowa, met on August 9, 2021, at 7:00 o’clock, p.m. at the City Hall, in the City, for the purpose of conducting a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and projects.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Stevens, Smith, Wolcox, Sampson, Jones

Absent: .

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of the Alleman Urban Renewal Area and on an urban renewal plan and projects for the Area had been published according to law and as directed by the Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, 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:

Written Statement from Polk County, Iowa.

Rick Parker stated concerns about effects on property taxes

Derek Underberg stated concerns about effects on property taxes

Jim Wolfe stated concerns about the effects on North Polk Schools

Superintendent Michael Klein expressed concern on the growth affecting the North Polk Schools.There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member Jones 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 Projects for the Alleman Urban Renewal Area,” seconded by Council Member Stevens. After due consideration, the Mayor put the question on the motion and the roll being called, the following named members of the Council voted:

Ayes: Stevens, Smith, Wilcox, Jones

Nays: Sampson .

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

RESOLUTION NO. 08092021

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 Projects for the Alleman Urban Renewal Area

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 development 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, it has been proposed by the City Council of the City of Alleman, Iowa, (the “City”) that the Alleman Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described in Exhibit A to this Resolution; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area and an area in need of blight alleviation initiatives; and

WHEREAS, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes initial urban renewal projects to be undertaken therein consisting of providing tax increment financing support to ATI Group, LLC in connection with the development of a new residential subdivision including the corresponding construction of public infrastructure; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the Plan and projects for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on August 9, 2021; and

WHEREAS, the Plan was submitted to and commented on by the Planning and Zoning Commission of the City; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to Polk County and the North Polk Community School District; the consultation meeting was held on the 9 day of August, 2021; 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 Alleman, Iowa, as follows:

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

# 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 Alleman Urban Renewal Area.

# The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

# It is hereby determined by this City Council as follows:

* 1. The Plan conforms to the general plan of the municipality as a whole;
  2. Proposed development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives;

C. Proposed blight alleviation and prevention programs in the Urban Renewal Area are necessary to restore the property to its highest and best use and to prevent the spread of urban blight; and

D. It is not anticipated that families will be displaced as a result of the City’s undertakings under the Plan. Should such issues arise, 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.

# The Plan for the Urban Renewal Area is made a part hereof and is hereby in all respects approved in the form presented to this City Council, and the proposed projects described in the Plan are hereby in all respects approved.

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

# Passed and approved August 9, 2021.

Mayor

Attest:

City Clerk

EXHIBIT A  
LEGAL DESCRIPTION  
ALLEMAN URBAN RENEWAL AREA

All of the real property situated within the incorporated limits of the City of Alleman, Polk County, State of Iowa.

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Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA  
COUNTY OF POLK SS:  
CITY OF ALLEMAN

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Alleman, Iowa, and that as such I have in my possession or have access to the complete corporate records of the City 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 corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan and project for the Alleman Urban Renewal Area in the City.

WITNESS MY HAND this 9 day of August, 2021.

City Clerk

**(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.)**

August 4, 2021

**VIA EMAIL**  
Shari Buehler  
City Clerk/City Hall  
Alleman, IA

Re: Alleman Urban Renewal Area  
Our File No. 515193-1

Dear Shari:

Attached please find the proceedings for use by the City Council on August 9, 2021 covering the City Council’s action inholding a public hearing on the designation of the urban renewal area and adopting a resolution to approve the urban renewal plan for that Area. The resolution states that the consultation session has been held and that the Planning and Zoning Commission has met and considered the urban renewal plan. If either of these actions have not been taken, please notify me immediately.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Jim Thornton