

RESOLUTION 09142

Setting date for public hearing on designation of the expanded Shelby Urban Renewal Area and on urban renewal plan amendment

WHEREAS, the City Council of the City of Shelby, Iowa (the "City") by resolution previously established the Shelby Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the area set out in Exhibit A; and

WHEREAS, an amendment (the "Amendment") to the urban renewal plan (the "Plan") has been prepared which covers the addition of the Property to the Urban Renewal Area and authorizes the undertaking of a new urban renewal projects in the Urban Renewal Area set out in Exhibit B; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Shelby, Iowa, as follows:

Section 1. This City Council will meet at the Community Building Shelby, Iowa, on October 7, 2014, at 7 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Shelby, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk is hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved September 2, 2014.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
SHELBY URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That on October 7, 2014, at 7 o'clock p.m., at the Community Building, Shelby, Iowa, the City Council of the City of Shelby will hold a public hearing on the question of designating an expanded Shelby Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as shown below:

INSERT MAP

The proposed amendment to the urban renewal plan brings the property described above under the plan and includes the authorization of a new urban renewal projects.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Chris Martin
City Clerk

EXHIBIT A
Map
Expanded Shelby Urban Renewal Area
(2014 Addition)

INSERT MAP

EXHIBIT B
URBAN RENEWAL Projects
SHELBY URBAN RENEWAL AREA No. 1
(2014 Addition)

The Urban Renewal Plan for the Shelby Urban Renewal Area No. 1 is being amended to facilitate the use of tax increment financing in connection with additional urban renewal projects.

A. Current Urban Renewal Projects. By virtue of this amendment, the list of authorized projects to be completed by 2024 under the urban renewal plan is hereby amended to include the following language:

- 1. Streets Improvement Plan.** The City shall use its urban renewal authority, including tax increment financing, to facilitate the completion of the Streets Improvement Plan, all for the elimination of slum and blight conditions and the enhancement of economic development in the Urban Renewal Area.
- 2. Housing Programs.** The City shall use its urban renewal authority, including tax increment financing, to provide grants, forgivable loans, or both to facilitate the construction of up to one hundred (100) owner-occupied or renter-occupied housing units. The City shall also use its urban renewal authority, including tax increment financing, to provide grants, forgivable loans, or both to facilitate the purchase or rehabilitation of existing housing units. The primary benefits of these newly constructed housing units should accrue to property owners or occupants earning one-hundred-twenty percent (120%) or less of the pertinent median household income for Shelby or Pottawattamie County, all for the elimination of slum and blight conditions and the enhancement of economic development in the Urban Renewal Area.
- 3. Downtown Improvement Program.** The City shall use its urban renewal authority, including tax increment financing, to make direct expenditures or provide grants, forgivable loans, or both, all for the elimination of slum and blight conditions and the enhancement of economic development in the Urban Renewal Area, to facilitate completion of the following: 1) façade improvements and the rehabilitation or adaptive reuse of buildings in the East Street Town Center and 2) all phases of the East Street Streetscape Project.

4. **Dilapidated Building Program.** The City shall use its urban renewal authority, including tax increment financing, to make direct expenditures or provide grants, forgivable loans, or both to facilitate the purchase and subsequent rehabilitation or demolition of any property deemed to be in dilapidated condition, all for the elimination of slum and blight conditions in the Urban Renewal Area.
5. **Small Business Start-Up/Expansion/Retention Program.** The City shall use its urban renewal authority, including tax increment financing, to make direct expenditures or provide grants, forgivable loans, or both to facilitate the start-up, retention, or expansion of qualified small businesses, all for the elimination of slum and blight conditions and enhancement of economic development in the Urban Renewal Area.
6. **Trail Improvement Plan.** The City shall use its urban renewal authority, including tax increment financing, to facilitate the completion of the Trail Improvement Plan, all for the elimination of slum and blight conditions and the enhancement of economic development in the Urban Renewal Area.
7. **Water Improvement Plan.** The City shall use its urban renewal authority, including tax increment financing, to facilitate the completion of the Water Improvement Plan, all for the elimination of slum and blight conditions and the enhancement of economic development in the Urban Renewal Area.

B. Additional Territory. The Urban Renewal Area will be expanded by adding and including all the property described as shown below

C. Required Financial Information. The following information is provided in accordance with the requirements of Chapter 403 of the Code of Iowa:

| | |
|--|-----------------------|
| Outstanding general obligation debt of the City: | <u>\$0.00</u> |
| Constitutional debt limit of the City: | <u>\$3,572,589.45</u> |
| Proposed debt to be incurred in the area as General Obligation Debt: | <u>\$2,679,442.09</u> |

This amendment does not limit the ability of the Council to authorize interfund loans to the Tax Increment Financing Fund in order to create internal debts.

DATE: September 2, 2014

TO: Board of Supervisors, Shelby County
Superintendent, A-H-S-T Community School District

FROM: City Council
City of Shelby, Iowa

RE: Shelby Urban Renewal Area

The City of Shelby is in the process of expanding its urban renewal area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for Wednesday, September 17, 2013, at 1:30 p.m. at City Hall in Shelby. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment on October 7, 2014, at 7 o'clock p.m., and a copy of the notice of hearing is enclosed for your information.

Please call our City Clerk at (712) 544-2404, if you have questions.

May 21, 2013

To: City of Shelby Planning & Zoning Commission

Re: Shelby Urban Renewal Plan Amendment

A public hearing will be held by the City Council on October 7, 2014, at 7 o'clock p.m. on a proposed amendment to the urban renewal plan for the Shelby Urban Renewal Area to add the property as proposed on the enclosed map and to approve new urban renewal projects. I have prepared this memorandum to assist you in performing your role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City's Comprehensive Plan.

Please call me at (402) 990-3623 if you have questions about the statutory process.

Best regards,

Clint Fichter