

**URBAN RENEWAL PLAN**

**CLAY COUNTY  
URBAN RENEWAL AREA**

**CLAY COUNTY, IOWA**

**January, 2020**

**Urban Renewal Plan  
Clay County Urban Renewal Area  
Clay County, Iowa**

**A. INTRODUCTION**

This Urban Renewal Plan has been developed to help local officials promote economic development in Clay County. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new agricultural, industrial, commercial development by the use of incremental property tax revenue produced from wind turbine properties to finance improvements to county roads and bridges.

In order to achieve this objective, Clay County (the “County”) intends to undertake urban renewal activities pursuant to the powers granted to it under Chapters 15A and 403 of the Code of Iowa.

**B. GENERAL DESCRIPTION OF THE URBAN RENEWAL AREA**

The Clay County Urban Renewal Area (the “Urban Renewal Area”) generally consists of the following property:

1. The right-of-way of certain portions of County Roads and bridges, as more specifically shown on Exhibit A.
2. All property on which a wind turbine has been constructed in the County, as more specifically shown on Exhibit B.

It is the intent of the County, and this description shall be so construed, that none of the real property described above shall include Agricultural Land as defined in Iowa Code Section 403.17(3).

The County reserves the right to modify the boundaries of the area at some future date. Any amendments to the property included within the area will be completed in accordance with Chapter 403 of the Code of Iowa.

### **C. URBAN RENEWAL DESIGNATION**

With the adoption of this plan, Clay County will designate this Urban Renewal Area as an economic development area that is appropriate for activities related to supporting both new and existing agricultural, commercial and industrial development.

### **D. DEVELOPMENT PLAN**

The County has a plan for development outlined in the Clay County Comprehensive Plan. The goals and objectives of this Urban Renewal Plan are consistent with the goals and land use policy, which were identified and adopted as part of the planning process.

### **E. URBAN RENEWAL AGREEMENT**

Because some of the county roads and wind turbine installations within the Urban Renewal Area are located within two miles of the City limits of several of the cities in the County, the County will be required to enter into joint agreements with each of these cities, pursuant to Section 403.17 of the Code of Iowa, which authorize the County to carry out project activities within each City's 2-mile "area of operation."

### **F. PROJECT AREA OBJECTIVES**

Urban renewal activities are designed to provide opportunities, incentives, and sites for agricultural, commercial and industrial development. Objectives for development in the Urban Renewal Area include:

1. To help finance the cost of constructing roadway system and bridge improvements to support new and existing development.
2. To stimulate, through public action and commitment, private investment in new agricultural, commercial and industrial development.
3. To make the County a more attractive environment for investment of private capital.

## **G. TYPE 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 Chapters 403 and 15A, Code of Iowa. Financing options may include the use of incremental increase in taxes (tax increment financing) to repay loans, advances, indebtedness or bonds under the authority of Chapter 403 or other applicable Iowa Code sections. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To make or have made surveys and plans necessary for the implementation of an urban renewal program or specific urban renewal projects.
3. To provide for the installation of public infrastructure, including roadway and bridge improvement projects, on certain county roads.
4. To encourage private investment in commercial and industrial enterprise, especially agricultural-related industries, through the commitment of financial incentives and use of public funds.
5. To provide a safe and efficient traffic circulation system, taking into account changing traffic patterns and increased design standards.
6. To expand the property tax base of the County.
7. To assist in diversifying the local economy.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions in the County.

## **H. PROPOSED PROJECTS**

The wind energy industry's rapid growth in Iowa has given the County the opportunity to increase its tax base, create employment opportunities, and improve the overall economy in the County. Proposed urban renewal projects involve activities necessary to accommodate the growing wind energy industry in the County and to provide the infrastructure that will improve access to turbine sites.

In addition, agricultural-related industries, including production of commodities and raising livestock, are vital economic sectors in this County. Adequate and safe roads are critical to the continued growth and stability of these industries.

Proposed projects may include, but are not necessarily limited to, roadway construction and reconstruction and bridge replacement projects, as shown on Exhibit A.

## **I. FINANCIAL DATA**

1. Constitutional debt limit: \$93,500,000
2. Current general obligation debt: \$4,395,000
3. Estimated amount of tax increment indebtedness to be incurred: \$13,000,000

## **J. 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, unauthorized or enforceability 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 therein.

## **K. URBAN RENEWAL PLAN AMENDMENTS**

The Board of Supervisors may amend this plan pursuant to appropriate procedures under Iowa Code Chapter 403.

## **L. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the County Board of Supervisors and will remain in effect as a plan until it is repealed by the Board of Supervisors. With respect to any property covered by this plan which is included in an ordinance which designates that property as a tax increment area, the collection 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 twenty (20) years from the calendar year following the calendar year in which the Board of Supervisors 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 described in that ordinance.

## EXHIBIT A

### Location of right-of-way of roads and bridges to be improved with incremental property tax revenues

#### TIF PAVING PROJECTS    CLAY COUNTY    10/17/2019

ROAD	MILES	NOTES	From	To
B53	11.5	West of #71	NW Corner 31-95-38	N 1/4 Cor 36-95-37
B53	6.5	East of #71	N 1/4 Cor 36-95-37	1160' East Center 25-95-36
B14	9	Fostoria West	NW Corner 10-97-38	NE Corner 12-97-37

#### MINOR COLLECTOR ROADS

ROAD	MILES	NOTES	From	To
B14 - 280th st	5	East of #71	380 ft E of NW 7-97-36	NE Corner 11-97-36
330th st	1	Old Shoppers Road	Int Hwy #71 & 330th st	NW Corner 5-96-36
355th st	1	Dickens street	W1/4 Cor 18-96-35	Int Pine St. & 355th St.
435th st & 225th ave	1.5	Thru Greenville	Center 25-95-37	N 1/4 Corner 31-95-36
485th st	2	Cornell	Center 24-94-37	NW Corner 20-94-36
B61 - 480th st	4	Ralph Nelson	350' W of NW 22-94-38	NE Corner 19-94-37
B17 - 300 st	1	East of curve East of LC	NW Corner 24-97-35	NE Corner 24-97-35
180th Ave	1	CF Industries	400' S of NW 9-96-37	NW Corner 16-96-37
150th Ave	4	West side Royal	NW Corner 12-95-38	NW Corner 36-95-38
M36 - 160th ave	4.5	East side Royal	N 1/4 Corner 12-95-38	NW Corner 31-95-37
M36 - 170th ave.	6	Linn Grove Blacktop	NW Corner 32-95-38	NW Corner 32-94-37
M38 - 190th ave	5	County Farm Road	NW Corner 15-96-37	NW Corner 10-95-37
225th Ave	2.5	Asher Blacktop	N 1/4 Corner 19-96-36	N 1/4 Corner 6-95-36
M50 - 240th ave	8	Wood Cliff South	NW Corner 21-96-36	NW Corner 4-95-36
			NW Corner 4-95-36	NW Corner 33-95-36
N14 - 310th ave	12	Terril Blacktop South	NW Corner 22-96-35	NW Corner 24-94-35
320th Ave	1.5	Lost Iland Lake Road	County Line	Int. with 330th ave.

10/17/2019

Bridge Replacement List - Clay Co.

Bridge #	FHWA #	proposed width	Legal desc
GB 31-2	116730	30	.4 mi N. of S 1/4 Cor. Sec. 31-T96N-R36W
GB 33-2	116750	30	.2 mi S. of NW Cor. Sec. 33-T96N-R36W
HB 1-1	116470	30	.5 mi NW of SE Cor. Sec. 1-T96N-R36W
Add'l			
LB 30-2	116320	30	.2 mi N. of SW Cor. Sec. 30-T95N-R37W
EB 11-2	117050	30	.2 mi N. of W 1/4 Cor. Sec. 11-T96N-R38W
MB 5-2	116370	30	.2 mi N. of SW Cor. Sec. 5-T95N-R38W
FB 6-1	116820	30	.3 mi W. of NE Cor. of Sec. 6-T96N-R37W
pb 5-1	115950	30	.1 mi W. of NE Cor. of Sec. 5-T94N-R37N

**EXHIBIT B**  
**WIND TURBINE IDENTIFICATION AND COUNTY PROPERTY TAX PARCEL**  
**IDENTIFICATION NUMBERS**

**Windtower Listing by Tower #**

<u>Tax District</u>	<u>Tower Parcel</u>	<u>Land Parcel</u>	<u>Property Address</u>	<u>Township</u>	<u>Tower #</u>	<u>Landowner Name</u>
100	973820200903	973820200008	120th Ave	Waterford	Substation	Mid American Energy Company
100		973820200007	120th Ave	Waterford		Interstate Power & Light Company
120	963836100901	963836100005	3826 150th Ave	Lone Tree	T001	Breezy Acres LLC
120	963825300901	963825300004	1540 380th St	Lone Tree	T002	Thomas W & Peggy L Muhlbauer
120	963826200901	963826200003	3735 150th Ave	Lone Tree	T003	Dianne Alber Revocable Trust
120	963826200902	963826200004	3737 150th Ave	Lone Tree	T004	Dianne Alber Revocable Trust
120	963826100901	963826100004	3730 140th Ave	Lone Tree	T005	Mills Residuary Trust f/b/o Susan Ireland
120	963827100901	963827100005	3744 130th Ave	Lone Tree	T007	Roger Haberman
120	963828200901	963828200010	3745 130th Ave	Lone Tree	T008	David L Fell Trust & Barbara G Fell Trust
120	963828100901	963828100003	3740 120th Ave	Lone Tree	T009	Audrey Thiessen
120	963828100902	963828100004	3742 120th Ave	Lone Tree	T010	Audrey Thiessen
120	963829400902	963829400003	3755 120th Ave	Lone Tree	T011	Hobbs Family Trust
120	963829400901	963829400002	1160 380th St	Lone Tree	T012	Dianne Holt Revocable Trust
120	963823100901	963823100006	1450 370th St	Lone Tree	T013	Mills Residuary Trust f/b/o David P Mills
120	963823300901	963823300007	1452 370th St	Lone Tree	T014	Mills Residuary Trust f/b/o David P Mills
120	963820100901	963820100003	3640 110th Ave	Lone Tree	T017	Renee C Nath
120	963820200902	963820200002	1165 120th St	Lone Tree	T016	Linda D Raid, Bradley S Schmidt, Kimberly J Webb, & Nancy A Sills
120	963820200901	963820200001	3615 120th Ave	Lone Tree	T015	Linda D Raid, Bradley S Schmidt, Kimberly J Webb, & Nancy A Sills
120	963815200902	963815200011	3547 140th Ave	Lone Tree	T018	Elizabeth A Vermeer
120	963817300902	963817300006	1140 360th St	Lone Tree	T020	Bradley Schmidt
120	963817300901	963817300003	1116 360th St	Lone Tree	T021	Linda D Raid, Bradley S Schmidt, Kimberly J Webb, & Nancy A Sills
120	963818300901	963818300002	1060 360th St	Lone Tree	T022	Stanley Jongma Rev Tr & Jodene Jongma Rev Tr
120	963818400901	963818400001	1062 360th St	Lone Tree	T023	Stanley Jongma Rev Tr & Jodene Jongma Rev Tr
120	963818200901	963818200003	3527 110th Ave	Lone Tree	T024	Bradley Schmidt
100	973835200901	973835200008	1455 Hwy 18	Waterford	T025	Elizabeth A Vermeer
100	973835100901	973835100003	3250 140th Ave	Waterford	T026	David J Groenewold
100	973834400901	973834400002	3255 140th Ave	Waterford	T027	Mark Scharnberg
100	973834400902	973834400005	1370 330th St	Waterford	T028	Mark Scharnberg & Cathi Rae Scharnberg
100	973834100902	973834100010	3240 130th Ave	Waterford	T029	Rebecca Kirksey, Patricia D Halverson-Adhav Revocable Trust, & Barbara Anderson
100	973833200901	973833200002	3247 130th Ave	Waterford	T030	Lester L & Kimberly A Tessum



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<u>Tax District</u>	<u>Tower Parcel</u>	<u>Land Parcel</u>	<u>Property Address</u>	<u>Township</u>	<u>Tower #</u>	<u>Landowner Name</u>
100	973826300901	973826300004	3140 140th Ave	Waterford	T032	Robert L Scharnberg Rev Tr & Mildred M Scharnberg Rev Tr
100	973826400901	973826400001	3142 140th Ave	Waterford	T033	Robert L Scharnberg Rev Tr & Mildred M Scharnberg Rev Tr
100	973826100901	973826100003	1435 310th St	Waterford	T034	Jensen Farms Inc
100	973827400901	973827400007	3173 140th Ave	Waterford	T035	Jeffry E & Cynthia L Pearson
100	973827200901	973827200002	1351 310th St	Waterford	T037	Jeffry Pearson, Patricia Monnahan, & Nancy Harmon
100	973828400901	973828400001	1260 Hwy 18	Waterford	T038	Steven D & Elizabeth J Berends
100	973829300902	973829300010	3150 110th Ave	Waterford	T039	Juno Capital LLC
100	973829300901	973829300001	3152 110th Ave	Waterford	T040	Kirby L & Sandra K Schmidt
100	973829100901	973829100001	3120 110th Ave	Waterford	T041	Juno Capital LLC
100	973822300901	973822300002	3060 130th Ave	Waterford	T042	Elizabeth A Vermeer
100	973821400901	973821400004	1270 310th St	Waterford	T043	Harms Implement Co
100	973821300902	973821300004	1240 310th St	Waterford	T044	Harms Implement Co
100	973821300901	973821300003	1212 310th St	Waterford	T045	Steven D & Elizabeth J Berends
100	973820400901	973820400004	3085 120th Ave	Waterford	T046	Lester W & Barbara L Dykstra Rev Tr
100	973820300902	973820300002	3072 110th Ave	Waterford	T047	Linda DeMuth
100	973820300901	973820300001	3070 110th Ave	Waterford	T048	Linda DeMuth
100	973821200901	973821200004	3035 130th Ave	Waterford	T049	Steven D & Elizabeth J Berends
100	973820200902	973820200002	1185 300th St	Waterford	T051	Rebecca S Kirksey, Barbara J Anderson, & Patricia D Halverson-Adhav Rev Tr
100	973820200901	973820200001	1155 300th St	Waterford	T052	Rebecca S Kirksey, Barbara J Anderson, & Patricia D Halverson-Adhav Rev Tr
100	973820100901	973820100002	1135 300th St	Waterford	T053	Alma H Olson-Life Est, Jeanette Olson Leitz, & LeOraLee Lageschulte
100	973816400901	973816400002	2965 130th Ave	Waterford	T054	Ronald L Harris
100	973816200902	973816200003	1255 130th Ave	Waterford	T055	Bernard J Hildreth & Jeffrey J Hildreth
100	973816300901	973816300001	2960 120th Ave	Waterford	T056	Gloria J Harris
100	973817400901	973817400001	2974 110th Ave	Waterford	T057	Alma H Olson Revocable Trust
100	973817300902	973817300002	2972 110th Ave	Waterford	T058	Alma H Olson Revocable Trust
100	973817300901	973817300001	2970 110th Ave	Waterford	T059	Alma H Olson Revocable Trust
100	973809300901	973809300004	1250 290th St	Waterford	T060	Jerome G & Beverly J Kimball Revocable Trust
100	973809300902	973809300004	1224 290th St	Waterford	T061	Jerome G & Beverly J Kimball Revocable Trust
100	973808400902	973808400004	2885 120th Ave	Waterford	T062	Bernard J Hildreth
100	973808400901	973808400003	1170 290th St	Waterford	T063	Bernard J Hildreth
100	973808300901	973808300004	1140 290th St	Waterford	T064	Kent Kimball
100	973808300902	973808300001	2874 110th Ave	Waterford	T065	Kent Kimball
100	973807200901	973807200002	2837 110th Ave	Waterford	T067	Rodney Boernsen
100	973807200902	973807200005	2839 110th Ave	Waterford	T068	Rodney Boernsen
100	973805400902	973805400002	2765 120th Ave	Waterford	T071	Mark A & Susan K Nothwehr
100	973805400901	973805400003	2775 120th Ave	Waterford	T072	Darrell E & Connie R Stave
100	973805300901	973805300004	1140 280th St	Waterford	T073	Darrell E & Connie R Stave
100	973806400901	973806400001	2773 110th Ave	Waterford	T075	Jerome G & Beverly J Kimball Revocable Trust

### Windtower Listing by Tower #

<u>Tax District</u>	<u>Tower Parcel</u>	<u>Land Parcel</u>	<u>Property Address</u>	<u>Township</u>	<u>Tower #</u>	<u>Landowner Name</u>
80	973706100901	973706100001	2700 160th Ave	Summit	T076	Harold D & Joyce A Prior
100	973804200902	973804200004	1279 270th St	Waterford	T077	Verland J & Arlene E Meyer
100	973804200901	973804200003	1263 270th St	Waterford	T078	Verland J & Arlene E Meyer
100	973804100901	973804100005	1235 270th St	Waterford	T079	Barbara L Dykstra
100	973805200901	973805200001	1175 270th St	Waterford	T080	Rita R Schacherer Rev Tr Agrmt & Diane Nitz
100	973805100902	973805100002	1149 270th St	Waterford	T081	Bernard J Hildreth
100	973805100901	973805100001	1123 270th St	Waterford	T082	Bernard J Hildreth
100	973806200901	973806200006	2725 110th Ave	Waterford	T083	Peter J Stallman
100	973829300903	973829300903	3170 110th Ave	Waterford	Met 1	Schmidt, Kirby L & Sandra K
80	973706100902	973706100001	2702 160th Ave	Summit	Met 2	Harold D & Joyce A Prior

