

RESOLUTION NO. 2019-87

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 PROJECT FOR THE INDEPENDENCE 5TH WARD URBAN RENEWAL AREA; WITHIN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA.

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 Independence, Iowa, (the “City”) that the Independence 5th Ward 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

WHEREAS, evidence of conditions of blight on the Property, and the substantial risk of spread of such conditions, warrant finding the Property to be 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 an initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to Independence Construction, Inc. in connection with the alleviation of blighted condition on the Property and the construction of a senior housing triplex thereon; 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 November 25, 2019; 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 Buchanan County and the Independence Community School District; the consultation meeting was held on the 5th day of November, 2019; 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. An economic development and blighted area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. 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 Independence 5th Ward Urban Renewal Area.

Section 3. The development and redevelopment of the Property are necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Plan conforms to the general plan of the municipality as a whole;

- B. 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 projects described in the Plan 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 undertaking under the plan. Should such issues arise with further 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 5. 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.

Section 6. All resolution or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

RESOLUTION NO. 2019-87 was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 25th day of November, 2019.


Record of Voting:

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

Nays:

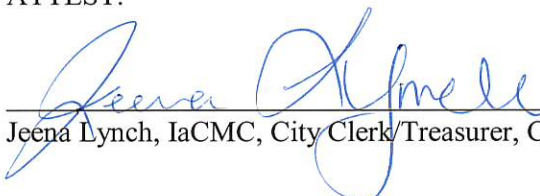
Absent:

RESOLUTION NO. 2019-87 declared passed and adopted by the Mayor on this 25th day of November, 2019.



Bonita Davis, Mayor of the City of Independence, Iowa

ATTEST:



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