

This Resolution prepared by Jeena Lynch, City Clerk/Treasurer of the City of Independence; 331 1<sup>st</sup> Street East, Independence, IA 50644; 319-334-2780.

**RESOLUTION NO. 2020-13**

**A RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND TO APPROVE URBAN RENEWAL PLAN AND PROJECTS FOR THE 2020 HUMMINGBIRD COURT HOUSING 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 Independence, Iowa, (the “City”) that the 2020 Hummingbird Court Housing Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described on 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**, 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 a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Steve Gee Construction, Inc. in connection with the construction of public infrastructure improvements necessary for the development of a residential subdivision; 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 project 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 February 10, 2020; 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 21<sup>st</sup> day January, 2020; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

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

Section 1. An economic development 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 2020 Hummingbird Court Housing Urban Renewal Area.

Section 3. The development of the Property is 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; and

C. It is not anticipated that families will be displaced as a result of the City’s undertakings

under the Plan. 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 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 the City Council, and the proposed project described in the Plan is 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. 2020-13** was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 10<sup>th</sup> day of February, 2020.


Record of Voting:

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

Nays:

Absent:

**Resolution No. 2020-13** declared passed and adopted by the Mayor on this 10<sup>th</sup> day of February, 2020.

  
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Bonita Davis, Mayor of the City of Independence, Iowa

ATTEST:

  
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Jeana Lynch, IaCMC, City Clerk/Treasurer of the City of Independence, Iowa