

SET DATE FOR HEARING ON 2017
AMENDMENT TO URBAN RENEWAL
PLAN FOR GROW WOODBURY COUNTY
URBAN RENEWAL AREA

424093-17

Sioux City, Iowa

March 28, 2017

The Board of Supervisors of Woodbury County, Iowa, met on March 28, 2017, at 4:30 o'clock, p.m., at the Woodbury County Courthouse, Sioux City, Iowa, for the purpose of setting a date for a public hearing on amending an urban renewal area and plan. The Chairperson presided and the roll being called, the following members of the Board were present and absent:

Present: Ung, DeWitt, Taylor, Pottebaum, Radig

Absent: N/A

The Chairperson announced that an amendment to the County's plan for the Grow Woodbury County Urban Renewal Area had been prepared, related to adding new property and describing a new urban renewal project consisting of a development agreement with GELITA USA, Inc., and that it was necessary to set a date for a public hearing on that amendment. Accordingly, Supervisor Radig moved the adoption of the following resolution entitled "Resolution setting date for a public hearing on 2017 Amendment to the Grow Woodbury County Urban Renewal Area and plan," and the motion was seconded by Supervisor Ung.

Following due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: Ung, DeWitt, Taylor, Pottebaum, Radig

Nays: N/A

Whereupon, the Chairperson declared the resolution duly adopted, as follows:

2017 MAR 29 PM 4 09

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER &
COM. OF ELECTIONS

RESOLUTION NO. 12,513

Setting date for a public hearing on 2017 Amendment to the Grow Woodbury County Urban Renewal Area and Plan

WHEREAS, the Board of Supervisors of Woodbury County, Iowa (the "County") has created the Grow Woodbury County Urban Renewal Area (the "Urban Renewal Area") and has approved an urban renewal plan for the Urban Renewal Area; and

WHEREAS, Chapter 403 of the Code of Iowa requires that, before a county approves any new urban renewal project or adds new property to an urban renewal area, a county must amend the existing urban renewal plan to describe the new property and to include that new project; and

WHEREAS, an amendment to the urban renewal plan for the Urban Renewal Area has been prepared which proposes to add new property and describes a new urban renewal project consisting of a development agreement with GELITA USA, Inc.; and

WHEREAS, it is necessary that a date be set for a public hearing on this proposal;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:


Section 1. This Board will meet at the Woodbury County Courthouse, Sioux City, Iowa, on the 9th day of May, 2017, at 4:40 o'clock p.m., at which time and place it will hold a public hearing on the proposed 2017 amendment to the Urban Renewal Area and plan

Section 2. Notice of the hearing shall be published, the same being in the form attached to this resolution, which publication shall be made in a newspaper of general circulation in Woodbury County, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for the hearing.

Section 3. The proposed 2017 Amendment is hereby referred to the County Planning and Zoning Commission for its review.

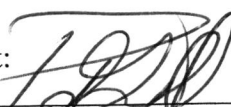
Section 4. Pursuant to Section 403.5 of the Code of Iowa, Dennis Butler and David Gleiser are hereby designated as the County's representatives in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved March 28, 2017.



Chairperson, Board of Supervisors

Attest:



County Auditor

NOTICE OF A PUBLIC HEARING ON 2017 AMENDMENT TO THE GROW
WOODBURY COUNTY URBAN RENEWAL AREA AND PLAN

Notice Is Hereby Given: That at 4:40 o'clock p.m., at the Woodbury County Courthouse, Sioux City, Iowa, on the 9th day of May, 2017, the Board of Supervisors of Woodbury County will hold a public hearing on the question of amending the Grow Woodbury Urban Renewal Area (the "Urban Renewal Area") and the urban renewal plan for the Urban Renewal Area, pursuant to Chapter 403 of the Code of Iowa, to add new property and to describe a new urban renewal project consisting of a development agreement with GELITA USA, Inc.

The new project is related to an agreement between the County and GELITA USA, Inc. which involves the construction by the company of a collagen peptide processing facility and the commitment of the County to make economic development tax increment payments in an amount not exceeding \$499,612.

The property that is being added to the Urban Renewal Area consists of 246.39 acres located at 2445 Port Neal Road, Sergeant Bluff, Iowa. A legal description of the property is attached to the Amendment on file in the office of the County Auditor.

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

Patrick Gill
County Auditor


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On motion and vote the meeting adjourned.



Chairperson, Board of Supervisors

Attest:



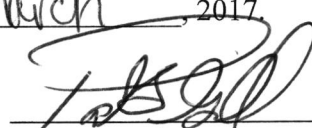
County Auditor

STATE OF IOWA
WOODBURY COUNTY

SS:

I, the undersigned, Auditor of Woodbury County, Iowa, do hereby certify that as such I have in my possession or have access to the complete records of the County and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the records relating to the action taken by the Board of Supervisors preliminary to and in connection with setting a date for a public hearing on the 2017 Amendment to the Grow Woodbury County Urban Renewal Area and plan.

WITNESS my hand this 28th day of March, 2017.



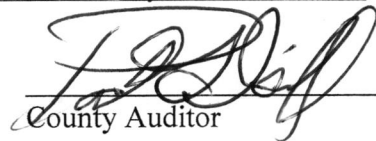
County Auditor

STATE OF IOWA
WOODBURY COUNTY

SS:

I, the undersigned, Auditor of Woodbury County, Iowa do hereby certify that pursuant to the resolution of its Board of Supervisors fixing the date of a public hearing on the 2017 Amendment to the Grow Woodbury County Urban Renewal Area and plan, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the County.

WITNESS my hand this 28th day of March, 2017.



County Auditor

(Attach here publisher's affidavit of publication of notice.)

2017 AMENDMENT
URBAN RENEWAL PLAN
GROW WOODBURY COUNTY URBAN RENEWAL AREA
May, 2017

The Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area is being amended at this time in order to add certain property to the Area and to describe a development agreement that would be financed with incremental property tax revenues.

The County proposes to enter into a Development Agreement with GELITA USA, Inc., which calls for the Company to construct a collagen peptide processing facility on property that is being added to the Urban Renewal Area and commits the County to make incremental property tax rebate payments to the Company for a period of five years in an amount not exceeding \$499,612.

The property to be added to the Urban Renewal Area consists of 246.39 acres located at 2445 Port Neal Road, Sergeant Bluff, Iowa. A legal description of the property is attached to this Amendment as Exhibit A.

The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the County	<u>\$ 4,315,400</u>
Constitutional debt limit of the County:	\$349,500,000
Proposed amount of tax increment rebate payments:	\$499,612

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY ADDED TO URBAN RENEWAL AREA

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FORTY-SEVEN (47) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION EIGHTEEN (18), 1,344.6 FEET, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SAID SECTION EIGHTEEN (18), FOR 1,133 FEET TO THE WEST RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD, THENCE SOUTHEASTERLY AND SOUTH ALONG THE WEST LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD THRU THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SAID SECTION EIGHTEEN (18) AND THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION NINETEEN (19), SAID TOWNSHIP AND RANGE, TO A POINT 800 FEET SOUTH AND 611 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19), THENCE SOUTHWESTERLY PARALLEL TO AND APPROXIMATELY 10 FEET EASTERLY AND SOUTHERLY FROM THE HIGH BANK OF THE OLD LAKE SHORE TO A POINT 1,841 FEET WEST AND 200 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), THENCE WEST PARALLEL TO AND 200 FEET NORTH FROM THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), 865.7 FEET TO A POINT 200 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19), THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION NINETEEN (19) AND SOUTHEAST QUARTER (SE ¼) OF SECTION EIGHTEEN (18), SAID TOWNSHIP AND RANGE, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION EIGHTEEN (18), THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION EIGHTEEN (18) TO THE POINT OF BEGINNING. THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD IS EXCLUDED FROM THE ABOVE DESCRIBED TRACT.

EXCEPT

BEGINNING AT A POINT 800 FEET SOUTH AND 611 FEET WEST OF THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 87 NORTH, RANGE 47, WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA; THENCE SOUTHWESTERLY PARALLEL TO AND APPROXIMATELY 10 FEET EASTERLY AND SOUTHERLY FROM THE HIGH BANK OF THE OLD LAKE SHORE TO A POINT 1,841 FEET WEST AND 200 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE WEST PARALLEL TO AND 200 FEET NORTH FROM THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, 865.7 FEET TO A POINT 200 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19 TO THE NORTHWEST CORNER OF THE

NORTHEAST QUARTER (NE ¼) OF SECTION 19; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING.

AND EXCEPT

THE WEST 150 FEET OF THE NORTH 75 FEET OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, TOGETHER WITH A NON-EXCLUSIVE RIGHT IN PERPETUITY OF INGRESS TO AND EGRESS FROM SAID PREMISES OVER A PRESENTLY EXISTING ROAD OR A FUTURE SUBSTITUTED ROAD ACROSS ADJACENT LANDS OF THE GRANTOR. PARCEL BEING 0.26 ACRES.

ALSO INCLUDES

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼, SE ¼) OF SECTION EIGHTEEN (SEC. 18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FORTY-SEVEN WEST (R47W) OF THE 5TH P.M., WOODBURY COUNTY, IOWA, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SEC. 18; THENCE SOUTH 79°56'36" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SEC. 18, FOR A DISTANCE OF 521.99 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2292.38 FEET FOR A DISTANCE OF 1373.05 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 21°12'31" WEST WITH A DISTANCE OF 1352.62 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SE ¼, SE ¼ OF SAID SEC. 18; THENCE NORTH 80°08'11" EAST ON SAID NORTH LINE FOR A DISTANCE OF 1018.36 FEET TO THE NORTHEAST CORNER OF THE SE ¼, SE ¼ OF SAID SEC. 18; THENCE SOUTH 00°00'00" WEST ON THE EAST LINE OF THE SE ¼ OF SAID SEC. 18 FOR A DISTANCE OF 1344.30 FEET TO THE POINT OF BEGINNING, CONTAINING 21.31 ACRES, 1.02 OF WHICH ARE RESERVED AS PUBLIC RIGHT-OF-WAY FOR PORT NEAL ROAD. ALSO SUBJECT TO ANY EASEMENTS OF RECORD.

THE EAST LINE OF THE SE ¼ OF SAID SEC. 18 IS ASSUMED TO BEAR SOUTH 00°00'00" WEST TO CONFORM TO PREVIOUS SURVEY BY OTHERS.

AND INCLUDES

THE E ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 87 NORTH, RANGE 47, WEST OF THE 5TH P.M.

AND ALL OF PORT NEAL ROAD RIGHT OF WAY BEGINNING AT THE NE CORNER OF THE SE ¼ OF 18-87-47 THENCE SOUTH TO A POINT THAT IS 200 FEET NORTH OF THE SE CORNER OF THE NE ¼ OF 19-87-47.