

RESOLUTION NO. 25-03

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for the 2024 Wayne County Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the “Act”), Wayne County, Iowa (the “County”) may designate an area of the County as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the County must prepare a proposed plan for the designated urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property (“Property”) situated within the County (hereinafter also referred to as the “2024 Wayne County Urban Revitalization Area”) be designated as a revitalization area pursuant to the Act, such 2024 Wayne County Urban Revitalization Area being legally described as set forth in the notice appearing as part of this resolution in Section 6 hereof; and

WHEREAS, a proposed plan (the “Proposed Plan”) for the 2024 Wayne County Urban Revitalization Area has been prepared for presentation to the Board of Supervisors for consideration in accordance with the provisions of the Act; and

WHEREAS, a “Certificate and Waiver” has been prepared for execution by the owner of the Property with respect to the mailed notice and second hearing rights under the Act;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Wayne County, Iowa, as follows:

Section 1. It is hereby found and determined:

(a) The proposed 2024 Wayne County Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) Economic development in the 2024 Wayne County Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the County, and the 2024 Wayne County Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

(c) The Proposed Plan which is attached hereto as Exhibit A has been prepared in accordance with the provisions of the Act.

Section 2. This Board of Supervisors will meet at 10:00 a.m., on January 7, 2025, at the Wayne County Courthouse Lower-Level Conference Room, Corydon, Iowa, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the 2024 Wayne County Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The County Assessor, or his designee, is hereby authorized and directed to present the Certificate and Waiver to the owner of the Property for execution and delivery to the County by no later than January 7, 2024.

Section 4. The County Auditor is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the County, not less than four and not more than twenty days before the date on which the hearing will be held.

Section 5. As authorized by the Act, this Board of Supervisors hereby waives the mailing of notice to the "occupants" of addresses located within the 2024 Wayne County Urban Revitalization Area due to the lack of a reasonably current and complete address list and the finding of the Board of Supervisors that published notice will be sufficient to apprise such persons of the hearing.

Section 6. Such notice shall be in the form substantially as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE  
2024 WAYNE COUNTY URBAN REVITALIZATION AREA AND THE  
ADOPTION OF A PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the County Auditor of Wayne County, Iowa (the "County") a proposed Urban Revitalization Plan (the "Plan") for the development of the property proposed for inclusion in the 2024 Wayne County Urban Revitalization Area (the "Area"), such property lying within the County and being described as follows:

Certain real property situated in Wayne County, State of Iowa, more particularly described as follows:

The West 330' of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  & the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  exc the East  $\frac{3}{4}$  of the South  $\frac{1}{2}$  of NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 19; the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 20 lying north & West of the Railroad right of way; the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  Section 18; the SW  $\frac{1}{4}$  of Section 17 lying North & West of the Chicago, Rock Island, & Pacific Railroad right of way all in Township 70 North, Range 21 West of the Fifth P.M. in Wayne County, Iowa.

The Board of Supervisors will meet at 10:00a.m., on January 7, 2025, at the Wayne County Courthouse Lower-Level Conference, Corydon, Iowa, at which time and place a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the "Act"), on the proposal to adopt the Plan and the proposal to establish the above described Area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all "occupants" of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the County Assessor and the County Auditor.

Published by order of the Board of Supervisors, Wayne County, Iowa.

Michelle Dooley  
County Auditor

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 10, 2024.

  
Chairperson

Attest:

  
County Auditor

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There being no further business to come before the meeting, it was upon motion adjourned.

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Chairperson

Attest:

\_\_\_\_\_  
County Auditor