

RESOLUTION NO. 21-22-51

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 Amendment for the Forest City 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, the City Council of the City of Forest City, Iowa (the "City") has previously created the Forest City Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which covers the addition of the Property to the Urban Renewal Area and authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Irish Hospital Apartments, LLC (the "Company") in connection with the reconstruction of the former Irish Hospital building into an apartment complex; 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 proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on May 16, 2022; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Hancock County, Winnebago County, and the Forest City Community School District; the consultation meeting was held on the 2nd day of May, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Forest City, 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 2022 Addition to the Forest City 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 proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;


B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise, 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 Amendment attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved May 16, 2022.



Mayor

Attest:



City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

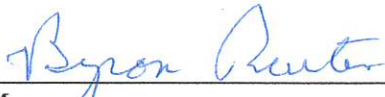
EXHIBIT A
Legal Description
2022 Addition to the Forest City Urban Renewal Area

Certain real property situated in the City of Forest City, Winnebago County, State of Iowa bearing Winnebago County Property Tax Parcel Identification Number 1135429002, more particularly described as follows:

Lot One (1) and the East 22 feet of Lot Two (2), Block Sixty-three (63), Forest City, Winnebago County, Iowa, and the East 88 feet of the North 5 feet 6 inches of the alley running through said Block 63.

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Upon motion and vote, the meeting adjourned.



Mayor

Attest:



City Clerk

STATE OF IOWA
HANCOCK AND WINNEBAGO COUNTIES
CITY OF FOREST CITY

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Forest City, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the Forest City Urban Renewal Area in the City.

WITNESS MY HAND this 16th day of May, 2022.



City Clerk