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August 6, 2019

*Letter, agenda and resolution sent via e-mail;
letter and all enclosures sent via overnight mail*

Anthony Brown
City Administrator
City of Adel
301 S. 10th Street
P.O. Box 248
Adel, IA 50003

RE: City of Adel - Amendment No. 1 to the Southbridge Urban Renewal Plan -
Proceedings for Public Hearing and Adoption of Amendment No. 1 (August
13, 2019)

Dear Anthony:

Urban Renewal Amendment

We have prepared suggested City Council proceedings for action on the date of the public hearing. The proceedings assume that the Amendment and the report with respect to the consultation are both before the Council at the time of its action and timely notice of the public hearing has been published. **A copy of the Amendment, with all attachments, should be attached as Exhibit 1 to all copies of the Resolution prior to distribution to the Council (in the Council packet).**

This set of proceedings has been prepared to first show the receipt of the report of the City's designated representative with respect to the consultation. The report should include any written recommendations that were received, and the responses made to the affected taxing entities. We have received your report regarding the consultation meeting. Please provide that report to the Council. See page iii of the proceedings.

At this point, both oral and written comments to the proposed Amendment should be taken at the public hearing, and referred to in the proceedings. Following the hearing, the Council may adopt the form of resolution enclosed, the effect of which is to adopt the proposed Amendment.

We have not included an amendment to your TIF Ordinance because no property is being added to or removed from the Area by this Amendment.

Also enclosed are an Urban Renewal Transcript Certificate and a Certificate with respect to the filing of the approved Amendment with the County Recorder. These Certificates should be completed once the Amendment has been approved by the Council. The various items listed in the Transcript Certificate should be attached to it and maintained with it in your records.

Note: Please note that amended S.E.C. Rule 15c2-12 requires disclosure of material Financial Obligations (as defined in the Rule) within 10 business days of incurrance, which may include (in some cases) obligations under a Development Agreement. Agreement(s) authorized under the Urban Renewal Plan should be evaluated under any outstanding Continuing Disclosure Certificates to determine whether a filing is necessary. If such a filing is necessary, it would need to be made within 10 business days following execution of the Agreement. Your Bond Counsel and/or Disclosure Counsel, if any, may be able to assist in this analysis.

Please review the attached Documentation Steps document and return the required documents to us. Should you need anything further with respect to the Council's consideration of the Amendment, please do not hesitate to contact me at 515-246-0329 or at noverberg@ahlerssaw.com.

Very truly yours,

AHLERS & COONEY, P.C.


Nathan J. Overberg

NJO: mp

Enclosures: Documentation Steps; Agenda Items and Important Information; Resolution Adopting Amendment (attach Amendment to Resolution labeled "Exhibit 1"); Urban Renewal Transcript Certificate; County Recorder's Certificate; Recorder's Cover Sheet (attach Resolution and Amendment before recording)

ITEMS TO INCLUDE ON AGENDA

ORIGINAL

CITY OF ADEL, IOWA

August 13, 2019

6:00 P.M.

Southbridge Urban Renewal Plan

- Public hearing on the proposed Amendment No. 1 to the Southbridge Urban Renewal Plan
- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Southbridge Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

August 13, 2019

The City Council of the City of Adel, State of Iowa, met in regular session, in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa, at 6:00 P.M., on the above date. There were present Mayor Peters, in the chair, and the following named Council Members:

Dekerman, Christensen, McAdon, Miller, Selby

Absent: _____

Vacant: _____

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Southbridge Urban Renewal Plan, the Mayor first asked for the report of the City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 1 to the Southbridge Urban Renewal Plan and none were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member Ockerman then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE SOUTHBRIDGE URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2019, at this place.

Council Member McAdon seconded the motion. The roll was called, and the vote was:

AYES: McAdon, Miller, Selby,

Ockerman, Christensen

NAYS: _____

Whereupon, the City declared the measure duly adopted.

RESOLUTION NO. 19-76

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE SOUTHBRIDGE URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 18-110, adopted December 11, 2018, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Southbridge Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Southbridge Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

A PART OF GOVERNMENT LOTS 5, 6, 11 AND 12 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 89°00'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1919.00 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 4°13'55" EAST ALONG SAID CENTERLINE, 251.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 477.50 FEET, WHOSE ARC LENGTH IS 254.21 FEET AND WHOSE CHORD BEARS SOUTH 20°57'02" EAST, 251.22 FEET; THENCE SOUTH 35°36'59" EAST CONTINUING ALONG SAID CENTERLINE, 323.11 FEET; THENCE SOUTH 35°45'11" EAST CONTINUING ALONG SAID CENTERLINE, 240.13 FEET; THENCE SOUTH 54°14'49" WEST, 40.00 FEET; THENCE SOUTH 60°03'04" WEST, 108.03 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.80 FEET AND WHOSE CHORD BEARS SOUTH 12°08'57" WEST, 37.10 FEET; THENCE SOUTH 54°14'49" WEST, 60.00 FEET; THENCE NORTH 35°45'11" WEST, 11.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC

LENGTH IS 36.74 FEET AND WHOSE CHORD BEARS NORTH 77°51'03" WEST, 33.52 FEET; THENCE SOUTH 60°03'04" WEST, 536.44 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 52.13 FEET AND WHOSE CHORD BEARS SOUTH 10°16'24" WEST, 45.81 FEET; THENCE SOUTH 50°29'43" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1808.71 FEET, WHOSE ARC LENGTH IS 20.56 FEET AND WHOSE CHORD BEARS NORTH 39°49'49" WEST, 20.56 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 41.78 FEET AND WHOSE CHORD BEARS NORTH 80°03'09" WEST, 38.48 FEET; THENCE SOUTH 60°03'04" WEST, 369.17 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 15°03'04" WEST, 35.36 FEET; THENCE SOUTH 60°03'04" WEST, 60.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 74°56'56" WEST, 35.36 FEET; THENCE NORTH 29°56'56" WEST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 15°03'04" EAST, 35.36 FEET; THENCE NORTH 29°56'56" WEST, 365.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 49.88 FEET AND WHOSE CHORD BEARS NORTH 25°37'07" WEST, 49.83 FEET; THENCE SOUTH 68°42'41" WEST, 12.80 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 71.75 FEET AND WHOSE CHORD BEARS SOUTH 89°16'01" WEST, 70.22 FEET; THENCE NORTH 70°10'40" WEST, 125.38 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 457.27 FEET AND WHOSE CHORD BEARS SOUTH 86°00'17" WEST, 444.21 FEET; THENCE SOUTH 62°11'13" WEST, 208.40 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 24.21 FEET AND WHOSE CHORD BEARS SOUTH 76°03'30" WEST, 23.97 FEET; THENCE SOUTH 89°55'46" WEST, 71.00 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 12; THENCE NORTH 0°04'14" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 12 AND 5, A DISTANCE OF 1325.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.90 ACRES (2,739,756 SQUARE FEET).

AND

The right of way (including any intersections) of those portions of the following roads located within the city limits of the City of Adel and adjacent to the above property: IA 169, 302nd Place, Old Portland Road.

WHEREAS, a proposed Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously described project to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 1 adds no new land to the Area; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 1; and

WHEREAS, by resolution adopted on July 9, 2019, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 1 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Dallas County News, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 1, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of the City of Adel, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 1 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 1 to the Southbridge Urban Renewal Plan of the City of Adel, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Southbridge Urban Renewal Plan for the City of Adel, State of Iowa"; Amendment No. 1, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 1 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 1 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Dallas County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 13th day of August, 2019.

Mayor



ATTEST:

Angela Leonard
City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

EXHIBIT

1

AMENDMENT NO. 1

TO THE

**SOUTHBRIDGE
URBAN RENEWAL PLAN**

for the

**SOUTHBRIDGE
URBAN RENEWAL AREA**

CITY OF ADEL, IOWA

**Original Area Adopted - December 2018
Amendment No. 1 – August 2019**

Amendment No. 1
to the
Southbridge Urban Renewal Plan
City of Adel, Iowa

INTRODUCTION

The Southbridge Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Southbridge Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 2018, is being amended by this Amendment No. 1 to the Plan (“Amendment No. 1” or “Amendment”) to update the description of a previously described project to be undertaken within the Urban Renewal Area. The Amendment makes no changes to the description of the Area or its Designation.

Except as modified by this Amendment, the provisions of the original Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

DEVELOPMENT PLAN/ZONING

Adel has a general plan for the physical development of the City as a whole outlined in the 2009 Comprehensive Plan dated March 10, 2009 and last updated December 8, 2015. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects as amended by this Amendment, are in conformity with the City’s Comprehensive Plan.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT
(Amendment #1)

Several urban renewal projects were authorized prior to the date of this Amendment, and are continuing.

One of the projects identified in the original Plan involved a proposed development agreement with Cramer & Associates, Inc (or a related entity) (the “Developer”), pursuant to which the Developer proposed to construct a commercial development in the Urban Renewal Area estimated to create approximately \$35,000,000 in increased commercial value, and corresponding employment opportunities. As part of the proposal, the Developer would construct and install infrastructure in the form of new streets, sanitary sewer, storm water, gas, and electrical infrastructure to prepare the property for commercial development, all of which would be dedicated to the City at no cost to the City. In exchange for the Developer’s commitments under the agreement, the City proposed to rebate up to 75% of the Tax Increment generated by the commercial development for up to 15 years. The original Plan proposed that the maximum cumulative amount of the rebates would not exceed \$5,066,000.

The anticipated costs of the project have increased since the original Plan was adopted. Accordingly, the City now proposes that the maximum cumulative amount of the rebates provided over the 15 years may be higher than the originally proposed \$5,066,000. With the adoption of this Amendment No. 1, the City is increasing the authorized costs of the development agreement by \$1,577,000, for a new maximum cumulative amount not to exceed \$6,643,000.

FINANCIAL DATA

1.	July 1, 2019 constitutional debt limit:	\$12,761,727
2.	Current outstanding general obligation debt:	\$8,145,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Previously Approved Project (Amendment No. 1) has not yet been determined. No indebtedness is proposed to be incurred for new Eligible Urban Renewal Projects under this Amendment. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Previously Approved Project (Amendment No. 1) as described above will be approximately as stated in the next column:	<p style="text-align: right;">\$6,643,000</p> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p>

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be further amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the original Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

01595743-1\10113-105

CERTIFICATE

STATE OF IOWA

)

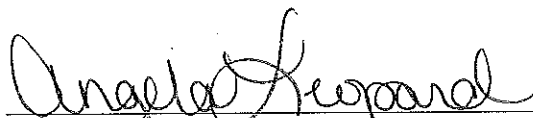
) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 13th day of August, 2019.



City Clerk, City of Adel, State of Iowa

(SEAL)

01610629-1\10113-105

URBAN RENEWAL
TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Adel, State of Iowa, and that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization of the Amendment No. 1 to the Southbridge Urban Renewal Plan of the City, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization of Amendment No. 1 to the Southbridge Urban Renewal Plan, and that the Council consists of a Mayor and five (5) Council Members, and that such offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the Mayor/Council form of municipal government authorized by Chapter 372, Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the above named Urban Renewal Plan and Urban Renewal Area were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that attached hereto are true and accurate copies of the following:

1. Amendment No. 1 to the Southbridge Urban Renewal Plan (You do not need to attach the Amendment to this Certificate if you have attached such Amendment and its exhibits to the Authorizing Resolution labeled "Exhibit 1".);
2. Report of City Administrator, or his delegate, to the City Council with respect to the consultation held with affected taxing entities on the Amendment No. 1 to the Southbridge Urban Renewal Plan, with attached copies of any and all written recommendations made with respect thereto and the responses of the City to any such recommendations.

WITNESS my hand and the seal of the City hereto attached this 13th day of August, 2019, at Adel, Iowa.

Angela Leonard
City Clerk, City of Adel, State of Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Subscribed and sworn to before me by Angela Leonard on this 13 day of August, 2019.

Brittany Sandquist
Notary Public in and for Dallas County, Iowa



Attach items listed above to this Transcript Certificate and send certificate and attachments to Ahlers & Cooney.



City of Adel

P.O. Box 248
301 S. 10th Street
Adel, Iowa 50003

P: (515) 993-4525
F: (515) 993-4527
www.adeliowa.org

MEMO

July 22, 2019

Re: City of Adel — Southbridge Urban Renewal Plan Amendment No. 01

TO WHOM IT MAY CONCERN:

After mailed notice to the Adel-De Soto-Minburn Community School District (ADM) and Supervisors of Dallas County regarding the above listed Southbridge Urban Renewal Plan Amendment No. 01, a consultation meeting was held on July 22, 2019 at 9:00 a.m. at Adel City Hall, 301 S. 10th Street, Adel, IA 50003.

No one from ADM was in attendance. No one from Dallas County was in attendance. No written information from either ADM or the County was provided to the City.

CITY OF ADEL

Anthony Brown, City Administrator

Date: July 22, 2019