

HEARING ON AND APPROVAL OF
URBAN RENEWAL PLAN
AMENDMENT FOR THE
MARSHALLTOWN URBAN RENEWAL
AREA NO. 4

422742-47

Marshalltown, Iowa

February 28, 2022

The City Council of the City of Marshalltown, Iowa, met on February 28, 2022, at 5:30 o'clock p.m., in the City Council Chambers, 10 W State Street, Marshalltown, Iowa for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the City Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the Marshalltown Urban Renewal Area No. 4," seconded by Council Member _____. After due

consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION 2022-047

Resolution to Approve Urban Renewal Plan Amendment for the Marshalltown Urban Renewal Area No. 4

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 rehabilitation, conservation, redevelopment, development or a combination thereof, 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 Marshalltown, Iowa (the “City”) by resolution previously established the Marshalltown Urban Renewal Area No. 4 (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of initiatives and projects therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Willard-Hopkins, L.L.C. in connection with the redevelopment of the neighboring Willard and Hopkins Buildings into a mixed-use building including commercial and multiresidential units, and

WHEREAS, notice of a public hearing by the City Council 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 February 28, 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 Marshall County and the Marshalltown Community School District; the consultation meeting was held on the _____ day of _____, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The activities proposed under the Amendment conform to the general plan for the development of the City;

B. The initiatives and projects proposed under 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; and

C. It is not anticipated that families will be displaced as a result of the City's undertakings 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 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved February 28, 2022.

Mayor

Attest:

City Clerk

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

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Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
MARSHALL COUNTY
CITY OF MARSHALLTOWN

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Marshalltown, 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 approving the urban renewal plan amendment for the Marshalltown Urban Renewal Area No. 4 in the City of Marshalltown, Iowa.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk



February 24, 2022

VIA EMAIL

Jessica Kinser
City Administrator/City Hall
Marshalltown, IA

Re: Marshalltown Urban Renewal Area No. 4 (February, 2022 Amendment)
Our File No. 422742-47

Dear Jessica:

Attached please find proceedings covering the City Council's action in holding a public hearing on and adopting a resolution to approve the 2022 urban renewal plan amendment.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos, Erin Regan, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Diana Steiner
Alicia Hunter