

**November 17, 2014**

**To: Mayor Bemrich and City Council**  
**From: David Fierke, City Manager**  
**Subject: Set Public Hearing**  
**Urban Renewal Plan Amendment**



---

**ACTION: Set Public Hearing for Monday, December 22, 2014**

---

**Brief History**

The City Council previously created the Center City and Industrial Park Urban Renewal Areas (the "Urban Renewal Areas") by resolution and adopted an Urban Renewal Plan (the "Plan") for the governance of projects and initiatives within the Areas.

In order to provide TIF funds for projects, the project sites must be located within the Urban Renewal Area. In addition, the Urban Renewal Plan must reflect the proposed expenditures.

**Analysis of Issue**

The proposed amendment to the Urban Renewal Plan would allow incentive payments in conjunction with the expansion project by JMC Manufacturing, located at 216 Central Avenue.

**Budget Impact**

Incentive payments in an amount not to exceed \$50,000 from the increment produced from the proposed project would be paid to the developer over three years through annual appropriations. Payments would be limited to 80% of the increment produced from the project.

**Strategic Plan Impact**

Policy C.1.5: The rehabilitation, reuse, or removal of currently unused or underutilized structures, sites and infrastructure shall be accomplished.

Policy C.1.6: City government shall be an active participant, facilitator and partner in the creation of large and small business and industrial development opportunities capitalizing upon the unique human and economic resources of the area.

Policy C.1.7: Economic development efforts shall protect, enhance and encourage a high quality of life, image and cultural amenities as critical factors in business retention, recruitment and economic growth.

**Existing Plan Impact**

Consistent with the City's Urban Renewal Plan.

**Subcommittee or Commission Review / Recommendation**

None

**Staff Conclusions / Recommendations**

Staff recommends setting a public hearing for Monday, December 22, 2014 at 6:00 p.m.

**Alternatives**

The only alternative would be to not set a public hearing, which would prohibit the City from amending the Urban Renewal Plan and providing TIF funds for the above-referenced project.

**Implementation and Accountability**

If approved, following public hearing, staff will submit the amendment to the City Council for review.

Signed



---

Vickie L. Reeck  
Community Development Manager

Approved



---

David R. Fierke, City Manager

RESOLUTION NO. \_\_\_\_\_

Resolution Setting Date for a Public Hearing on Designation of the Expanded Center City and Industrial Park Urban Renewal Areas and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Fort Dodge, Iowa (the "City") by resolution previously established the Center City and Industrial Park Urban Renewal Areas (the "Urban Renewal Areas") and adopted urban renewal plans (the "Plans") for the governance of projects and initiatives therein; and

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

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Areas; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Areas consisting of (a) providing tax increment financing support to Josephson Manufacturing Company in connection with the construction of an addition to the JMC, Mfg. facility situated at 216 Central Avenue; and (b) using tax increment financing in support of the administration of the City's urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Areas and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Fort Dodge, Iowa, as follows:

Section 1. This City Council will meet at the Municipal Building, Fort Dodge, Iowa, on December 22, 2014, at six o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Areas described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Vickie Reeck is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Plan and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved November 24, 2014.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Other: \_\_\_\_\_

CITY OF FORT DODGE, IOWA

\_\_\_\_\_  
By: Matt Bemrich, Mayor

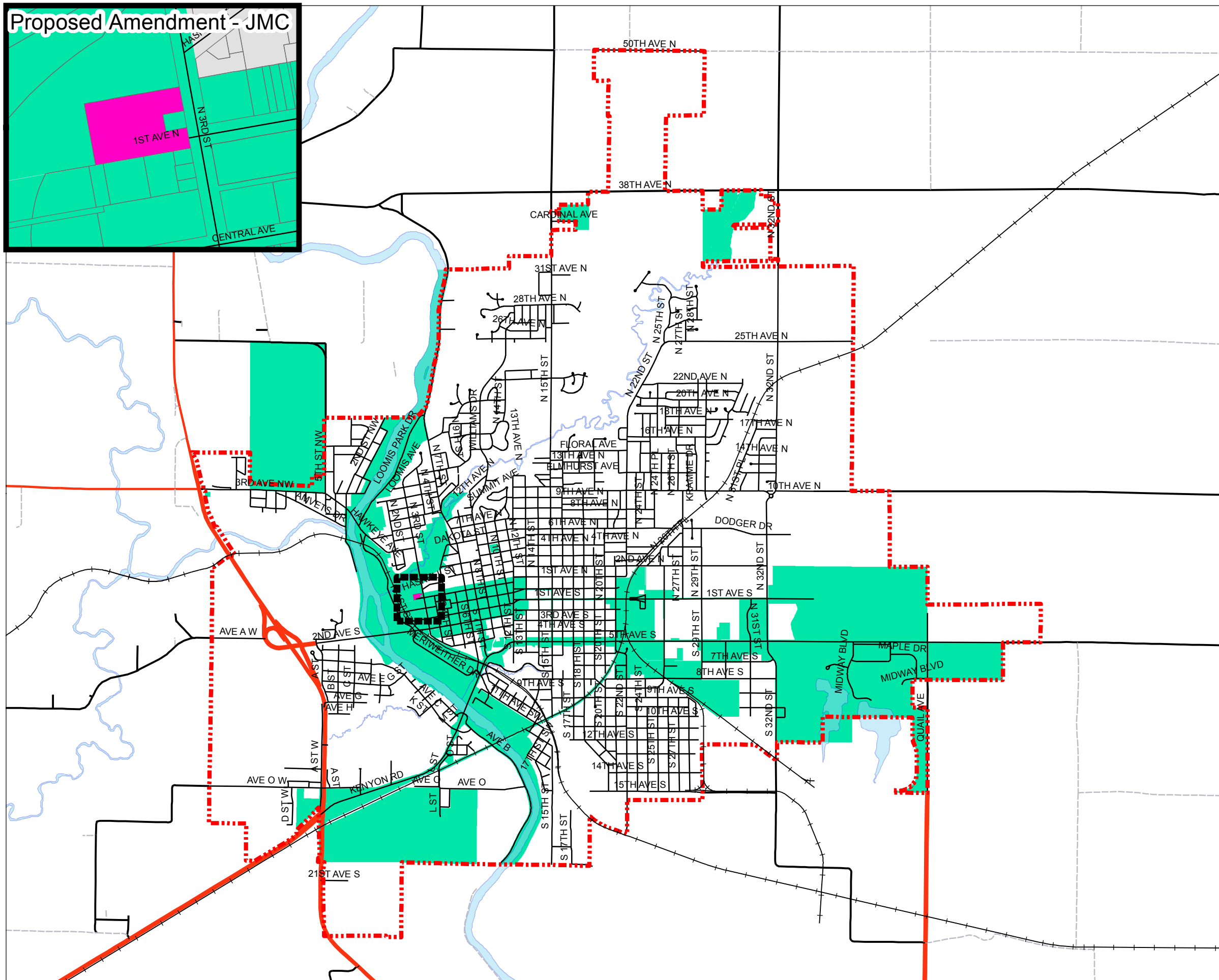
Attest:

\_\_\_\_\_  
Jeff Nemmers, City Clerk

**Exhibit "A"**

All of Lots 1-5, Block 6, Original Town of Fort Dodge, Iowa; the adjacent ROW westerly of said Block 6 and that part of First Avenue North lying West of North 3<sup>rd</sup> Street, all in the Original Town of Fort Dodge, Iowa, EXCEPT the South 58' of said Lot 1 and EXCEPT the East 12' of the South 58' of said lot 2, Block 6.

**Proposed Amendment - JMC**



**URBAN RENEWAL  
AMENDMENT  
DECEMBER 2014**

**Legend**

- Urban Renewal
- Streets 2014
- Rivers and Creeks
- Railroads

**County Roads**

**MapSymbol**

- City
- County
- County Paved
- State
- US
- Proposed Amendment

