

# Sac County /Sac City

## Iowa

# Urban Renewal Plan – Platform

### Introduction

This plan provides an outline for the development of an urban renewal area to provide the County with a valuable financing tool in encouraging private development. The overall goal of this plan is to stimulate private investments, through public involvement, and to create a prosperous environment for future growth and development. The urban renewal program was created for local government in the 1950's and currently is established through Chapter 403 of the Code of Iowa.

The law allows local government leaders to develop programs using local resources to encourage development. One of the powers granted to local governments is the authority to utilize tax increment financing (TIF). Under the TIF program, governmental bodies can use tax dollars generated from private development to help fund certain public improvements or packaged as financial incentives for new businesses and industries looking to expand or locate within the urban renewal area. In accordance with Section 403 of the Code of Iowa, the County shall declare its need to establish this urban renewal area based upon the following criteria:

1. It is found or declared that Sac County the need for economic development programs to prevent or resolve unemployment and shortage of housing and assist and retain local industries and commercial enterprises to strengthen and/or revitalize Sac County.
2. The authority and powers granted under Chapter 403 of the Code of Iowa are for public uses and purposes.

### Project Scope/Description

The project occurring within the urban renewal area will be to provide utility services to and throughout the area as described under the Development section of this plan. Sac County will establish a TIF district and will collect any tax revenues from the development project and rebate a portion of the taxes levied to the third party contributor (Sac City) pursuant to the terms of the joint development agreement.

### Objectives

The objectives of this plan are intended to stabilize, revitalize, and improve economic development opportunities within Sac County by encouraging new and expanded commercial and industrial development. This urban renewal plan is designed to achieve the following objectives:

1. Maintain and improve the character of the County by making accommodations and available lots for the recruitment of new highway commercial and light industrial businesses due to the transportation accessibility of the new Highway 20 bypass.
2. Work collaboratively with the City of Sac City in creating and maintaining a joint development area between the existing city limits and the Highway 20 bypass corridor in which both governmental entities will strive to create and promote economic development initiatives.
3. Strengthen the feasibility of proposed TIF development areas within Sac County by the use of all available, appropriate financing techniques, including but not limited to, the use of tax increment financing provisions as authorized by the State of Iowa, Chapter 403, Code of Iowa.
4. Provide the necessary public infrastructure to further Sac County economic development efforts.
5. Preserve the health, safety, living environment, general character, and general welfare of Sac County, Iowa.
6. Develop projects in the urban renewal area that are consistent with the development goals and desires of the Sac County Comprehensive Plan.
7. Preserve and increase the actual and assessed valuation of real property in and adjacent to the urban renewal area.

## **Development**

### A. Activities

- a. Acquisition of property
- b. Disposition and development of property
- c. Installation of public improvements suitable to the needs of the area
- d. Vacation and dedication of public roadways and easements
- e. Grants, loans, and other incentives to qualified property owners
- f. All other purposes granted by Chapter 403 of the Code of Iowa

### B. Requirements

- a. Obligations of a developer
- b. Project Cost and Debt Service
  - i. Property acquired as part of the joint agreement would be the responsibility of Sac County
  - ii. Service development
    1. Water utility will be provided by Sac City for commercial or industrial development included as part of the joint agreement
    2. Police services will be provided by the Sac County Sheriff
    3. Fire services will be provided by the Sac City Fire Department
    4. Emergency medical services will be provided by Sac County Emergency Medical
    5. Gas utility will be provided by Sac City for commercial or industrial development included as part of the joint agreement.

6. Solid waste disposal will not be included as part of the joint agreement.
7. Sanitary sewer will not be included as part of the joint agreement.
8. Storm sewer will not be included as part of the joint agreement.
9. Street and alley development will be the responsibility of Sac County.

C. Joint Development Agreement

- a. Area of Operation in a county means an area outside the corporate limits of a city. However, in that area outside a city's boundary but within 2 miles of the city's boundary, a joint agreement between the city and the county is required allowing the county to proceed with the activities

### **Land Use & Zoning Review**

All zoning changes will be carried out in a manner that will achieve support and protection of project development consistent with the land use policies established by Sac County. Property considered for development will be rezoned an appropriate county zoning, classification at such time as the proposed development is initiated with the county. In addition to those requirements listed in the zoning ordinances, Sac County may impose certain higher standards through a development agreement specific to this urban renewal area.

### **Other Provisions**

A. Amendments to the Plan

Any modification or adjustment that changes the approved urban renewal plan or the district boundaries will be subject to the same requirements by which this plan was originally approved. Amendments of the plan, in order to identify additional properties to be acquired or to add a disposition supplement, will be made following public hearing in accordance with the State of Iowa, urban renewal law.

B. Effective Period

This urban renewal plan will become effective upon its adoption by the Sac County Board of Supervisors and will remain in effect as a plan until it is repealed by the Sac County Board of Supervisors. During the life of this plan, the Sac County Board of Supervisors may designate all or any portion of the property covered by this plan as a tax increment area. With respect to any property covered by this plan which is included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue" as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years from the calendar year following the calendar year in which the county first certifies to the Sac County Auditor the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenues attributable to that property pursuant to Code of Iowa, Chapter 403, or successor provisions.