



Mills County Board of Supervisors

Lonnie Mayberry • Jack Sayers • Richard Crouch

SET DATE FOR HEARING ON URBAN RENEWAL AREA DESIGNATION AND URBAN RENEWAL PLAN AND PROJECT

438850-19

Glenwood, Iowa

September 30, 2025

The Board of Supervisors of Mills County, Iowa, met on September 30, 2025, at 8:15 a.m., at the Mills County Courthouse, 418 Sharp Street, Glenwood, Iowa, for the purpose of setting a date for a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and project. The Chairperson presided and the roll being called, the following Supervisors were present and absent:

Present: Mayberry, Sayers, Crouch
Absent: - none -

The Chairperson announced that a plan had been prepared for a proposed project and that it was now necessary to set a date for a public hearing on the designation of the 2025 Whitetail Run Urban Renewal Area and, on that plan, and the projects outlined therein. Accordingly, Supervisor Sayers moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the 2025 Whitetail Run Urban Renewal Area and on Urban Renewal Plan and Project," and the motion was seconded by Supervisor Crouch.

Following due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: Mayberry, Sayers, Crouch
Nays: - none -

Whereupon, the Chairperson declared the resolution duly adopted, as follows:

RESOLUTION NO. 25-28

Resolution Setting Date for a Public Hearing on Designation of the 2025 Whitetail Run Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made to the Board of Supervisors (the "Board") of Mills County, Iowa (the "County") which shows the desirability of designating a portion of the County as the 2025 Whitetail Run Urban Renewal Area (the "Urban Renewal Area"), pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under such proposal the real property (the "Property") lying within the boundaries set out in Exhibit A would be designated as the Urban Renewal Area; and

WHEREAS, this Board is desirous of obtaining as much information as possible from the residents of the County before making this designation; and

WHEREAS, the Property lies within two miles of the incorporated limits of the City of Glenwood, Iowa (the "City"), and pursuant to Section 403.17, the County must enter into a joint agreement (the "Joint Agreement") with the City in order to exercise urban renewal authority over the Property; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken on the Property and which authorizes a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Jennifer and Mark Hughes in connection with the construction of public infrastructure necessary for the development of a housing subdivision; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Mills County, Iowa, as follows:

Section 1. This Board will meet at the Mills County Courthouse 418 Sharp Street, Glenwood, Iowa, on October 28, 2025, at 8:30 a.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed urban renewal plan and project for said Urban Renewal Area.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the County Auditor is hereby designated as the County's representative in connection with the consultation process with the Glenwood Community School District which is required under that section of the urban renewal law.

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

Section 5. The Chairperson and the County Auditor are hereby authorized to execute the Joint Agreement on behalf of the County, and any prior action taken in this regard is all hereby ratified and affirmed.

Passed and approved September 30, 2025.



Lonnie Mayberry, Chairperson, Board of Supervisors

Attest:



Amber Farnan, Auditor

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE
2025 WHITETAIL RUN URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL
PLAN AND PROJECTS

Notice Is Hereby Given: That at 8:30 a.m., at the Mills County Courthouse, 418 Sharp Street, Glenwood, Iowa, on October 28, 2025, there will be conducted a public hearing on the question of designating as the 2025 Whitetail Run Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the property (the "Property") situated in Mills County, Iowa described as follows:

Lot Ten (10) of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-five (35),

ALSO, Lot Twenty-eight (28) of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-five (35),

AND ALSO, Lot Nine (9) of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-six (36),

ALSO, the North Half of the Northwest Quarter of the Southwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six (36), lying west of the road,

AND ALSO, the South Eighteen (18) feet of East one hundred seventy-seven and five-tenths (177.5) feet of Lot Thirty-three (33) of Three Oaks Subdivision, a rural subdivision, in Section Thirty-six (36).

All of the above land being in Township Seventy-three (73) North, Range Forty- three (43) West of the Fifth Principal Meridian, Mills County, Iowa

The subject matter of the public hearing will also include the adoption of a proposed urban renewal plan (the "Plan") and approval of certain urban renewal projects for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which Plan is on file for public inspection in the office of the County Auditor.

The general scope of the proposed Plan, as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in Mills County by encouraging commercial, industrial and residential development. The Plan authorizes certain initial urban renewal projects to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Jennifer and Mark Hughes in connection with the construction of public infrastructure necessary for the development of a housing subdivision.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Amber Farnan
County Auditor

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On motion and vote the meeting adjourned.



Lonnie Mayberry, Chairperson, Board of Supervisors

Attest:



Amber Farnan, Auditor

EXHIBIT A
Legal Description
2025 Whitetail Run Urban Renewal Area

Lot Ten (10) of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Thirty-five (35),

ALSO, Lot Twenty-eight (28) of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Thirty-five (35),

AND ALSO, Lot Nine (9) of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Thirty-six (36),

ALSO, the North Half of the Northwest Quarter of the Southwest Quarter (N½ NW¼ SW¼) of Section Thirty-six (36), lying west of the road,

AND ALSO, the South Eighteen (18) feet of East one hundred seventy-seven and five-tenths (177.5) feet of Lot Thirty-three (33) of Three Oaks Subdivision, a rural subdivision, in Section Thirty-six (36).

All of the above land being in Township Seventy-three (73) North, Range Forty-three (43) West of the Fifth Principal Meridian, Mills County, Iowa

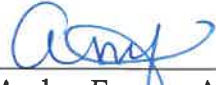
STATE OF IOWA

SS:

MILLS COUNTY

I, the undersigned, Auditor of Mills County, Iowa, do hereby certify that as such I have in my possession or have access to the complete records of the County 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 records relating to the action taken by the Board of Supervisors preliminary to and in connection with setting a date for a public hearing on designating the 2025 Whitetail Run Urban Renewal Area and on an urban renewal plan and project.

WITNESS my hand this 30 day of September, 2025.



Amber Farnan, Auditor