

2025-03116

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RECORDING FEE: \$0.00

REVENUE TAX: \$

COMBINED FEE: \$0.00

DENISE ALLAN, RECORDER

JASPER COUNTY, IOWA

**Type of Document:** RESOLUTION ADOPTING AMENDMENT NO. 1 TO THE JASPER RAIL PARK URBAN RENEWAL PLAN (INCLUDING AMENDMENT NO. 1 LABELED AS EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)

**Return Document to:** Jenna Jennings  
Jasper County  
101 1<sup>st</sup> St. N.  
Newton, IA 50208

**Preparer Information:** Nathan J. Overberg  
Ahlers & Cooney, P.C.  
100 Court Ave., Ste. #600  
Des Moines, IA 50309  
(515) 243-7611

**Taxpayer Information:** N/A

GRANTORS: N/A

GRANTEES: N/A

**LEGAL DESCRIPTION:** See Resolution, pages 1-4.  
4903-7714-3621-1110747-064

No Fee  
Auditor

**ITEMS TO INCLUDE ON AGENDA**

**JASPER COUNTY, IOWA**

June 17, 2025

9:30 A.M.

Jasper Rail Park Urban Renewal Plan

- Public hearing on the proposed Amendment No. 1 to the Jasper Rail Park Urban Renewal Plan
- Resolution determining an area of the County 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 County; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Jasper Rail Park 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  
COUNTY.

June 17, 2025

The Board of Supervisors of Jasper County, State of Iowa, met in Regular session, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:30 A.M., on the above date. There were present Chairperson Talsma, in the chair, and the following named Board Members:

Thad Nearmyer + Doug Cupples

Absent: NA

Vacant: NA

\* \* \* \* \*

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 Jasper Rail Park Urban Renewal Plan, the Chairperson first asked for the report of the Chairperson of the Board of Supervisors, or their delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Board was informed that the consultation was duly held as ordered by the Board, and that 0 written recommendations were received from affected taxing entities. The report of the Chairperson of the Board of Supervisors, or their delegate, with respect to the consultation was placed on file for consideration by the Board.

The Chairperson then asked the County Auditor whether any written comments had been filed with respect to the proposed Amendment, and the County Auditor reported that 0 written comments thereto had been filed. The Chairperson then called for any oral comments to the adoption of the Amendment No. 1 to the Jasper Rail Park Urban Renewal Plan and none were made. The public hearing was then closed.

{Attach summary of comments here,  
or include summary of comments in meeting minutes}

Board Member Nearmyer then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY 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 COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE JASPER RAIL PARK 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 \_\_\_\_\_, 2025, at this place.

Board Member Cupples seconded the motion. The roll was called, and the vote was:

AYES: Talsma, Nearmyer, Cupples

NAYS: NA

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. 25-89

RESOLUTION DETERMINING AN AREA OF THE COUNTY 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 COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE JASPER RAIL PARK URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 25-50, adopted May 6, 2025, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Jasper Rail Park Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Jasper Rail Park Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Jasper County; and

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

**Parcel 08.23.202.001 & 08.23.251.001-**

**Owner: Iowa Interstate Railroad LLC**

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

**Parcel 08.23.251.002-**

**Owner: Michael & Chelsea Wilder**

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

**Parcel 08.23.400.005-**

**Owner: Iowa Interstate Railroad LLC**

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.006-**

**Owner: Iowa Interstate Railroad LTD**

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30''W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00''E 201.56 feet, thence N 47°11'30''E 400.00 feet, thence N 52°16'10''E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

**Parcel 08.23.276.001-**

**Owner: Iowa Interstate Railroad LLC**

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33<sup>rd</sup> Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

**Parcel 08.23.276.002-**

**Owner: Iowa Interstate Railroad LLC**

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50''E 34.50 feet along the west line of said Lot A, thence N 54°23'40''E 119.61 feet, thence S 42°46'20''E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30''W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

**Parcel: 08.23.400.007-**

**Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)**

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.002-**

**Owner: Robert Dale & Rebecca Lynn Braafhart**

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.003-**

**Owner: Iowa Regional Utilities**

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., lying within the

corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.009-**

**Owner: Troy L & Kelly Birkenholtz**

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.010-**

**Owner: Michelle Lynn Langmaid**

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

**08.14.400.009**

**Owner: Bruce L Brummel Trust (2017-00939)**

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

**08.14.400.010**

**Owner: Onnen Farms LLC (2018-01494)**

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

**08.14.400.006**

**Owner: Justin & Lisa Osborn (2019-03117)**

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00'

East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.  
AND

**08.14.400.008**

**Owner: Michael D. Hammer (2024-02306)**

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.  
AND

**08.23.502.007, 08.23.502.003 & 08.23.502.006**

Railroad right-of-way in Section 23

AND

**08.13.502.003 –**

Railroad right-of-way in Section 13

AND

**08.24.300.008-**

**Owner: Corinna Stokka (2015-04826)**

Parcel A in the Southwest Quarter of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

**08.24.300.009-**

**Owner: Corinna Stokka (2015-04826)**

Parcel B within Parcel A of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

**Parcels 08.24.100.005 & 08.24.100.007-**

**Owner: Charles D & Jewel A Gullett Trust**

South Half of the Northwest Quarter in Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except the Southwest Quarter of the Northwest Quarter lying North and West of the Railroad right-of-way.

AND

**Parcels 08.24.300.001, 08.24.300.002, 08.24.300.004 & 08.24.300.007-**

**Owner: Charles D & Jewel A Gullett Trust**

The Southwest Quarter of Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

The full right-of-way of E. 19<sup>th</sup> St. N. adjacent to the Area and the full right-of-way of E. 28<sup>th</sup> St. N. adjacent to the Area.

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 County Auditor and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

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

WHEREAS, by resolution adopted on May 20, 2025, this Board 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 Board of Supervisors 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 Chairperson of the Board of Supervisors, or their delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Amendment No. 1 for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Newton Daily News, the Jasper County Tribune, and the Hometown Press, 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 Board in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF JASPER COUNTY, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of Jasper County, 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 Board for this area.

Section 2. This Board 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 County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County 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 Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; 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 County 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 County.

Section 4. That Amendment No. 1 to the Jasper Rail Park Urban Renewal Plan of Jasper County, 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 Jasper Rail Park Urban Renewal Plan for Jasper County, State of Iowa"; Amendment No. 1, including all of the exhibits attached thereto, is hereby in all respects approved; and the County Auditor 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 Board amends or repeals the Plan. The proposed Amendment No. 1 shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Jasper 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 Board of Supervisors related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 17<sup>th</sup> day of June, 2025.

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
County Auditor, Deputy

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

ATTACH THE AMENDMENT  
LABELED AS EXHIBIT 1 HERE

**AMENDMENT NO. 1**

**to the**

**JASPER RAIL PARK  
URBAN RENEWAL PLAN**

**for the**

**JASPER RAIL PARK  
URBAN RENEWAL AREA**

**JASPER COUNTY, IOWA**

**Original Area – May 2025  
Amendment No. 1 – June 2025**

**Amendment No. 1  
to the  
Jasper Rail Park Urban Renewal Plan  
for the  
Jasper Rail Park Urban Renewal Area  
Jasper County, Iowa**

**INTRODUCTION AND HISTORY**

The Jasper Rail Park Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Jasper Rail Park Urban Renewal Area (“Area” or “Urban Renewal Area”) was adopted on May 6, 2025. The Urban Renewal Plan is now being amended by the adoption of this Amendment No. 1 to the Plan (“Amendment” or “Amendment No. 1”) to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal 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 subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan.

**DEVELOPMENT PLAN**

The County has a general plan for the physical development of the County as a whole outlined in Planting Seeds for a Brighter Future, adopted in 2020 and revised in 2021. The revised urban renewal project remains in conformity with the County’s plan for the physical development of the County as a whole.

This Plan does not in any way replace or modify the County’s current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan.

**UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT**

Several urban renewal projects were authorized prior to the date of this Amendment and may be continuing. Except as described below, the previously approved projects are not modified by this Amendment. With the adoption of this Amendment, the County is replacing the property acquisition project description outlined in the Plan with the following project description to accommodate revised participation by the parties to the agreement:

- 2. Acquisition of Properties for Commercial/Industrial Development:** The County anticipates entering into an agreement with Iowa Interstate Railroad, LLC (the “Railroad”) in which the Railroad would acquire certain property within the Urban Renewal Area to be used as a rail park (“Development Property”) with funding support from the County. Additional

activities undertaken as part of this project may include participation on an advisory committee that will manage the future disposal of portions of the Development Property to developers for industrial development, marketing properties for transfer to industrial businesses, and related activities. The County anticipates the development of the Development Property will commence following transfer to one or more developers approved under the terms of the agreement and will be continued over a number of years. The County's share of funding support for Railroad's acquisition of the Development Property is not expected to exceed \$5,750,000, which amount may be borrowed under the authority provided by Iowa Code Chapter 403 and/or advanced from other County funds. The County anticipates that it will be reimbursed for its contribution to the project from proceeds of the sale of the Development Property to developers, although tax increment financing may also be utilized to reimburse the County for its contribution. The rail park offers unique opportunities for developers to ship products via rail operated by the Railroad which connects to Class 1 railways. This would allow product to be shipped coast to coast. It also offers easy access to Iowa Interstate 80 to ship via truck. The park would offer quality employment, encouraging families to plant roots in Jasper County.

**FINANCIAL DATA**

1.	Current constitutional debt limit:	\$210,680,134
2.	Current outstanding general obligation debt:	\$12,060,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Urban Renewal Project described above has not yet been determined. 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 County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the County's costs for the Updated Urban Renewal Project described above will be approximately as stated in the next column:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: right;">\$5,750,000</div> <div style="width: 50%;"> <p>This amount does not include any financing costs or interest which are currently unknown and may be necessary to complete the project</p> </div> </div>

**EFFECTIVE PERIOD**

This Amendment No. 1 will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the Board of Supervisors.

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*, will be consistent with Chapter 403 of the Iowa Code.

Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

**REPEALER AND SEVERABILITY CLAUSE**

Any parts of the previous 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.

4906-6979-9491-1\10747-060

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JASPER )

I, the undersigned County Auditor of Jasper County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board 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 Board 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 Board pursuant to the local rules of the Board 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 county offices as indicated therein, that no Board 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 County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this 17<sup>th</sup> day of June, 2025.



Teresa Anon  
County Auditor, Jasper County, State of Iowa, Deputy