

ITEM TO INCLUDE ON AGENDA

JASPER COUNTY, IOWA

November 11, 2025

9:30 A.M.

Hilltop Estates Urban Renewal Plan

- Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development by and between Jasper County and Hilltop Estates, L.L.C.

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.

November 1, 2025

The Board of Supervisors of Jasper County in the 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:

Nearmyer + Cupples

Absent: NA

Vacant: NA

Board Member Nearmyer introduced and delivered to the Auditor the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN JASPER COUNTY AND HILLTOP ESTATES, L.L.C.", 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: 111

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. 25-145

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A FIRST AMENDMENT TO THE
AGREEMENT FOR PRIVATE DEVELOPMENT BY AND
BETWEEN JASPER COUNTY AND HILLTOP ESTATES,
L.L.C.

WHEREAS, Jasper County, Iowa ("County") and Hilltop Estates, L.L.C. ("Developer") previously entered into an Agreement for Private Development dated August 20, 2024 ("Agreement"), pursuant to which, among other things, the Developer agreed to construct certain Minimum Improvements, consisting of Housing Units and Infrastructure Improvements (as those terms are defined in the Agreement) on certain property within the Hilltop Estates Urban Renewal Area ("Development Property"); and

WHEREAS, the County and Developer now desire to amend the Agreement pursuant to a proposed First Amendment to the Agreement (the "Amendment") to adjust the deadline for completion of the first two Housing Units; and

WHEREAS, the Board has determined that the Agreement, as proposed to be amended by the Amendment, is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Urban Renewal Law and, further, that the Agreement, as amended by the Amendment, and the County's performance thereunder is in furtherance of appropriate economic development and objectives of the County within the meaning of Chapter 403, Code of Iowa.

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

Section 1. That the performance by the County of its obligations under the Agreement, as amended by the Amendment, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Urban Renewal Law and, further, that the Agreement, as amended by the Amendment, and the County's performance thereunder is in furtherance of appropriate economic development and objectives of the County within the meaning of Chapter 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Amendment, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the County Auditor be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Amendment for and on behalf of the County in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Amendment, the Chairperson and the County Auditor are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement, as amended, and the Amendment as executed.

PASSED AND APPROVED this 11th day of November, 2025.



Chairperson

ATTEST:



County Auditor

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 11th day of November, 2025.




County Auditor, Jasper County, State of Iowa