



September 5, 2024

Via Email

Kerin Wright
City Clerk/City Hall
Nevada, IA

Re: Nevada Urban Renewal Area Property Deletion
Our File No. 420131-125

Dear Kerin:

Attached please find two sets of proceedings for use by the City Council.

The first set of proceedings provides for the adoption of a resolution deleting property from the Nevada Urban Renewal Area.

The second set of proceedings covers the adoption of an ordinance deleting property from the TIF District for the Nevada Urban Renewal Area.

Once the ordinance has been finally adopted, it must be published, and a copy must be filed with the County Auditor of Story County. Please print extra copies of the ordinance for publication and filing. Certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please call John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Jordan Cook

DELETING PROPERTY FROM URBAN
RENEWAL AREA

420131-125

Nevada, Iowa

September 9, 2024

The City Council of the City of Nevada, Iowa, met on September 9, 2024, at 6:00 p.m., at the Nevada City Hall, in the City for the purpose of deleting property from the Nevada Urban Renewal Area. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig

Absent: Melissa Muschick.

Council Member Henry Corbin moved the adoption of the following resolution entitled “Resolution Deleting Property from the Nevada Urban Renewal Area,” and the motion was seconded by Council Member Dane Nealson. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Corbin, Nealson, Sampson, Skaggs, Ehrig

Nays: None.

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

RESOLUTION NO. 027 (2024/2025)

Resolution Deleting Property from the Nevada Urban Renewal Area

WHEREAS, the City Council (the “Council”) of the City of Nevada, Iowa (the “City”) has previously established the Nevada Urban Renewal Area (the “Urban Renewal Area”) and has adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, the Council now desires to decrease the size of the Urban Renewal Area by deleting certain property (the “Property”) from the Urban Renewal Area, as set out on Exhibit A hereto; and

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

Section 1. The Property as described on Exhibit A hereto is hereby deleted from the Urban Renewal Area.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved September 9, 2024.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description of
Property Deleted from the
Nevada Urban Renewal Area
September 9, 2024

Lot 3 in Airport Road Plat 6 to Nevada, Story County, Iowa

MINUTES PROVIDING FOR FIRST
CONSIDERATION OF AN ORDINANCE
DELETING PROPERTY FROM A TAX
INCREMENT FINANCING DISTRICT
FOR THE NEVADA URBAN RENEWAL
AREA

(First Consideration)

420131-125

Nevada, Iowa

September 9, 2024

The City Council of the City of Nevada, Iowa, met on September 9, 2024 at 6:00 p.m., at the Nevada City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig

Absent: Melissa Muschick.

Mayor Barker introduced an ordinance entitled “Ordinance No. 1060 (2024/2025). An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member Jason Sampson and seconded by Council Member Sandy Ehrig that the ordinance be given its first consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Sampson, Ehrig, Corbin, Nealson, Skaggs

Nays: None.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

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There being no further business to come before the meeting, it was upon motion adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

MINUTES PROVIDING FOR SECOND
CONSIDERATION OF AN ORDINANCE
DELETING PROPERTY FROM A TAX
INCREMENT FINANCING DISTRICT
FOR THE NEVADA URBAN RENEWAL
AREA

(Second Consideration)

420131-125

Nevada, Iowa

September 23, 2024

The City Council of Nevada, Iowa, met on September 23, 2024 at 6:00 p.m., at the Nevada City Hall, in the City.

The Mayor presided and the roll was called showing the members present and absent, as follows:

Present: Melissa Muschick, Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig

Absent: None

The Mayor announced that, on September 9, 2024, the City Council had given its initial consideration and had adopted an ordinance entitled “Ordinance No. 1060 (2024/2025). An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member Steve Skaggs and seconded by Council Member Melissa Muschick that the aforementioned ordinance be given its second consideration and that it be adopted.

The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Skaggs, Muschick, Corbin, Nealson, Sampson, Ehrig

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

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There being no further business to come before the meeting, it was upon motion adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

MINUTES PROVIDING FOR FINAL
CONSIDERATION AND ADOPTION OF
AN ORDINANCE DELETING
PROPERTY FROM A TAX INCREMENT
FINANCING DISTRICT FOR THE
NEVADA URBAN RENEWAL AREA

(Final Consideration and Adoption)

420131-125

Nevada, Iowa

October 14, 2024

The City Council of the City of Nevada, Iowa, met on October 14, 2024 at 6:00 p.m., at the Nevada City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: Melissa Muschick, Dane Nealson, Jason Sampson, Sandy Ehrig

Absent: Henry Corbin, Steve Skaggs

The Mayor announced that, on September 9, 2024, and on September 23, 2024, the City Council had given its initial and second consideration and had adopted an ordinance entitled “Ordinance No. 1060 (2024/2025). An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member Dane Nealson and seconded by Council Member Sandy Ehrig that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Nealson, Ehrig, Muschick, Sampson

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been duly adopted as follows:

ORDINANCE NO. 1060 (2024/2025)

An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Nevada, Iowa (the “City”) previously enacted an ordinance providing for the division of taxes levied on taxable property in the Nevada Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Nevada Urban Renewal Area in the City of Nevada was designated a “tax increment district”; and

WHEREAS, the City Council now desires to decrease the size of the “tax increment district” by deleting certain property;

BE IT ENACTED by the City Council of the City of Nevada, Iowa:

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Nevada Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“Deleted Property” shall mean certain real property legally described as follows:

Lot 3 in Airport Road Plat 6 to Nevada, Story County, Iowa

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Nevada Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Council of the City of Nevada, Iowa, on October 14, 2024.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

First consideration: September 9, 2024
Second consideration: September 23, 2024

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There being no further business to come before the meeting, it was upon motion adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, The undersigned, City Clerk of the City of Nevada, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of the City relating to the adoption of an ordinance entitled “An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa.”

WITNESS MY HAND this ____ day of _____, 2024.

Kerin Wright, City Clerk

STATE OF IOWA

SS:

STORY COUNTY

I, the undersigned, County Auditor of Story County, in the State of Iowa, do hereby certify that on the ___ day of _____, 2024, the City Clerk of the City of Nevada, Iowa, filed in my office a copy of an ordinance of the City shown to have been adopted by the Council and approved by the Mayor thereof on October 7, 2024, entitled: “Ordinance No. _____. An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa,” and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this ___ day of _____, 2024.

County Auditor

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, the undersigned, City Clerk of the City of Nevada, do hereby certify that I caused to be published “Ordinance No. _____. An Ordinance Deleting Property From the Tax Increment Financing District for the Nevada Urban Renewal Area of the City of Nevada, Iowa, Pursuant to Section 403.19 of the Code of Iowa,” of which the printed slip attached to the publisher’s original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this ____ day of _____, 2024.

Kerin Wright, City Clerk

(Attach hereto publisher’s affidavit of publication with copy of ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher’s affidavit.)