

ORDINANCE NO. 1065 (2024/2025)

Ordinance No. 1065 (2024/2025). 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

WHEREAS, the City Council of the City of Nevada, Iowa (the “City”) previously enacted certain ordinances 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 such ordinances, certain taxable properties within the Nevada Urban Renewal Area in the City were designated a “tax increment districts”; and

WHEREAS, the City Council now desires to create a new “tax increment district” by adding certain real property currently situated in the Nevada Urban Renewal Area;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Nevada Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

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

“City” shall mean the City of Nevada, Iowa.

“County” shall mean Story County, Iowa.

“Tax Increment Financing District Addition” shall mean certain real property situated in the Nevada Urban Renewal Area, more particularly described as follows:

Lots 1 through 33, Northview Plat 1, City of Nevada, Story County, State of Iowa.

“Urban Renewal Area” shall mean the entirety of the Nevada Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Tax Increment Financing District Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the Tax Increment Financing District Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Tax Increment Financing District Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Tax Increment Financing District Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Tax Increment Financing District Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Tax Increment Financing District Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Tax Increment Financing District Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.


(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

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

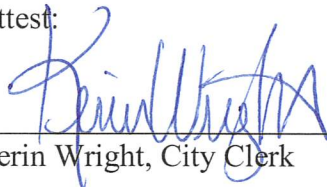
Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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 City Council of the City of Nevada, Iowa, the 24<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

  
\_\_\_\_\_  
Kerin Wright, City Clerk

First Consideration:	January 27, 2025
Second Consideration:	February 10, 2025
Final Consideration:	February 24, 2025

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

420131-124

(Second Consideration)

Nevada, Iowa

February 10, 2025

The City Council of the City of Nevada, Iowa, met on February 10, 2025 at 6:00 p.m., at the City Hall, in the City.

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

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

Absent: None.

The Mayor Pro-tem announced that, on January 27, 2025, the Council had given its initial consideration and had adopted an ordinance entitled "Ordinance No. 1065 (2024/2025). 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."

It was moved by Council Member Jason Sampson and seconded by Council Member Steve Skaggs that the aforementioned ordinance be given its second consideration and that it be adopted. The Mayor Pro-tem put the question on the motion and the roll being called, the following named Council Members voted:

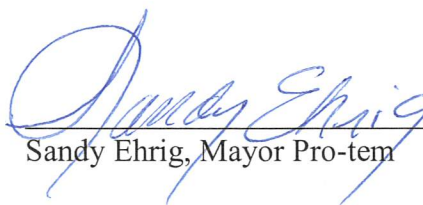
Ayes: Sampson, Skaggs, Muschick, Corbin, Nealson

Nays: None.

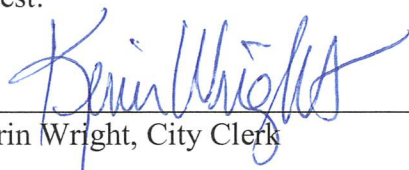
Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

• • • •

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

  
Sandy Ehrig, Mayor Pro-tem

Attest:

  
Kerin Wright, City Clerk

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

420131-124

(Final Consideration and Adoption)

Nevada, Iowa

February 24, 2025

The City Council of the City of Nevada, Iowa, met on February 24, 2025 at 6:00 p.m., at the 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, Steve Skaggs, Sandy Ehrig

Absent: Henry Corbin

The Mayor announced that, on January 27, 2025, and on February 10, 2025, the Council had given initial and second consideration and had adopted an ordinance entitled "Ordinance No. 1065 (2024/2025). 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."

It was moved by Council Member Dane Nealson and seconded by Council Member Melissa Muschick 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, Muschick, Sampson, Skaggs, Ehrig

Nays: Corbin.

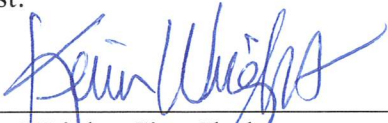
Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its final consideration and has been adopted.

• • • •

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

  
\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

  
\_\_\_\_\_  
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 2<sup>ND</sup> day of APRIL, 2025, the City Clerk of the City of Nevada, Iowa, filed in my office a copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on the 24<sup>TH</sup> day of FEBRUARY 2025, entitled: "Ordinance No. 1065 (2024/2025). 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 that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this 2<sup>ND</sup> day of APRIL, 2025.

  
County Auditor  
DEPUTY



STATE OF IOWA  
STORY COUNTY  
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, State of Iowa, do hereby certify that I caused to be published "Ordinance No. 1065 (2024/2025). 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," 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 13<sup>th</sup> day of March, 2025.

  
Kerin Wright, City Clerk

**(Attach hereto publisher's affidavit of publication with clipping 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.)**

# LOCALiQ

## Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

### **AFFIDAVIT OF PUBLICATION**

CITY CLERK'S OFFICE  
City Of Nevada  
1209 6Th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

03/06/2025

and that the fees charged are legal.

Sworn to and subscribed before on 03/06/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$127.20

Tax Amount: \$0.00

Payment Cost: \$127.20

Order No: 11074792

# of Copies:

Customer No: 842186

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PO #: LIOW0248130

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

AMY KOKOTT  
Notary Public  
State of Wisconsin

**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**

WHEREAS, the City Council of the City of Nevada, Iowa (the "City") previously enacted certain ordinances 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 such ordinances, certain taxable properties within the Nevada Urban Renewal Area in the City were designated a "tax increment districts"; and

WHEREAS, the City Council now desires to create a new "tax increment district" by adding certain real property currently situated in the Nevada Urban Renewal Area;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Nevada Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

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

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"Urban Renewal Area" shall mean the entirety of the Nevada Urban Renewal Area as amended from time to time.

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(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Tax Increment Financing District Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Tax Increment Financing District Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Tax Increment Financing District Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Tax Increment Financing District Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

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.

First Consideration: January 27, 2025; Second Consideration: February 10, 2025; Final Consideration: February 24, 2025; Passed and approved by the City Council of the City of Nevada, Iowa, the 24th day of February, 2025.

Brian Hanson, Mayor

Attest: Kerin Wright, City Clerk

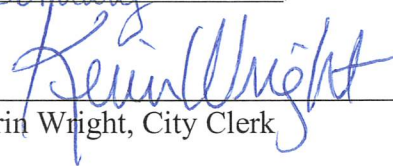
March 6 2025

L1OW0248130

STATE OF IOWA  
STORY COUNTY                      SS:  
CITY OF NEVADA

I, the undersigned, City Clerk of the City of Nevada, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "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."

WITNESS MY HAND this 24<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
Kerin Wright, City Clerk

January 21, 2025

**VIA EMAIL**

Kerin Wright  
City Clerk/City Hall  
Nevada, IA

Re: Nevada Urban Renewal Area  
Our File No. 420131-124

Dear Kerin:

Attached please find proceedings providing for the City Council's action of adopting the tax increment ordinance 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 publishing 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 contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Jordan Cook  
Erin Mousel

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

420131-124

Nevada, Iowa

January 27, 2025

The City Council of the City of Nevada, Iowa, met on January 27, 2025, at 6:00 p.m., at the City Hall in the City.

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

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

Absent: Sandy Ehrig

Mayor Hanson introduced an ordinance entitled "Ordinance No. 1065 (2024/2025). 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."

It was moved by Council Member Steve Skaggs and seconded by Council Member Dane Nealson 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: Skaggs, Nealson, Sampson, Muschick.

Nays: Corbin.

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

• • • •

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

  
\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

  
\_\_\_\_\_  
Kerin Wright, City Clerk