

August 8, 2016

Chairman Watne called the regular meeting of the Wright County Board of Supervisors to order at 9:00 a.m. Members present were Watne, Helgevold, and Rasmussen.

Minutes of the previous regular meeting were read and approved.

Approved claims for payment.

Bryce Davis, Wright County Economic Development Director, presented and explained the Wright County Agribusiness Urban Renewal Area plan and document. This plan will include the land to be purchased by Prestage Foods of Iowa LLC. and will allow the county to rebate a portion of their tax dollars utilizing Tax Increment Financing to qualify Prestage Foods of Iowa for State of Iowa income tax credits and sales tax refunds from the High Quality Jobs Program. Also included in the area is the right of way of C56 to widen the highway for turning lanes. And, the right of way of State Highway 17 from C56 to the City of Eagle Grove for the sanitary sewer pipeline.

The Board of Supervisors then held the public hearing on the Wright County Agribusiness Urban Renewal Area. There were 14 people that were given an opportunity to speak. Of the 14 people that spoke, there were 10 against the project and 4 were for it. However, even though the hearing was on the Urban Renewal plan, not everyone spoke concerning the Urban Renewal area.

After due consideration of what citizens said during the public hearing, Resolution 2016-23 was introduced. There was a motion by Rasmussen and seconded by Helgevold to approve Resolution 2016-23 to declare necessity and establish an urban renewal area. By roll call vote: Ayes – Rasmussen, Helgevold, and Watne; nays – none. Resolution 2016-23 duly passes and reads as follows:

RESOLUTION NO. 2016-23

Resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan and projects for the 2016 Wright County Agribusiness Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa (the "Urban Renewal Law") a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, it has been proposed by the Board of Supervisors of Wright County, Iowa (the "County"), that the 2016 Wright County Agribusiness Urban Renewal Area (the "Urban Renewal Area") be established on the property (the "Property") described in Exhibit A to this Resolution; and

WHEREAS, the proposal establishes the need to designate the Urban Renewal Area as being appropriate for agribusiness, commercial and industrial development; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area; 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 certain initial urban renewal projects to be undertaken in the Urban Renewal Area consisting of (i) using tax increment financing to support the construction of wastewater treatment facilities necessary for the development

of new agribusiness interests; (ii) using tax increment financing to support the construction of transportation infrastructure necessary for the development of new agribusiness interests; and (iii) providing tax increment financing support to the development of a pork processing plant; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the Property as an urban renewal area and on the Plan was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on August 8, 2016; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Plan; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to the Eagle Grove Community School District; the consultation meeting was held on July 14, 2016; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, a portion of the Property lies within two miles of the incorporated limits of the City of Eagle Grove, Iowa (the "City"), and a joint agreement (the "Joint Agreement") has been executed and delivered by the City in satisfaction of the consent requirement of Section 403.17 of the Code of Iowa; and

WHEREAS, pursuant to Section 403.17 of the Code of Iowa, the County has received the consent of all owners of "agricultural land" proposed for inclusion in the Urban Renewal Area;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Wright County, Iowa, as follows:

An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2016 Wright County Agribusiness Urban Renewal Area.

The development of the property is necessary in the interest of the public health, safety or welfare of the residents of the County.

It is hereby determined by this Board of Supervisors as follows:

The proposed urban renewal plan and the proposed projects and initiatives therein conform to the general plan of the County as a whole;

Proposed agribusiness, commercial and industrial development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

The Plan is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the proposed projects described in the Plan are hereby in all respects approved.

The Joint Agreement between the County and the City as has been presented to the Board is hereby approved, and the Chairperson and County Auditor are hereby authorized and directed to execute said agreements on behalf of the County. All action heretofore taken in this regard is hereby ratified and confirmed.

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

Passed and approved August 8, 2016.

Next introduced was Ordinance #52 on providing for the division of taxes levied on taxable property in the 2016 Wright County Agribusiness Urban Renewal Area, pursuant to Section 403.19 of the Code of

Iowa. Motion by Helgevold and seconded by Rasmussen to approve the first reading of Ordinance #52 and set the second reading for August 15, 2016 at 9:15 a.m. Motion carries.

Motion by Rasmussen and seconded by Helgevold to approve Resolution 2016-24 on setting a date of meeting at which it is proposed to approve a Development Agreement with Prestage Foods of Iowa, LLC, including tax increment payments. By roll call vote: Ayes – Rasmussen, Helgevold, and Watne; nays – none. Resolution 2016-24 duly passes and reads as follows:

RESOLUTION NO. 2016-24

Resolution setting a date of meeting at which it is proposed to approve a Development Agreement with Prestage Foods of Iowa, LLC, including tax increment payments in an amount not to exceed \$8,000,000

WHEREAS, Wright County, Iowa (the "County"), pursuant to and in strict compliance with all laws applicable to the County, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an urban renewal plan for the 2016 Wright County Agribusiness Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Board of Supervisors will adopt an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the County for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the County proposes to enter into a certain development agreement (the "Development Agreement") with Prestage Foods of Iowa, LLC (the "Company") in connection with the development of a new pork processing plant (the "Project") for use in its business operations on certain real property in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in the form of incremental property tax payments in an amount not to exceed \$8,000,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This Board of Supervisors shall meet on August 22, 2016, at 9:15 o'clock a.m., at the Wright County Courtroom, 2nd floor, Clarion, Iowa, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the incremental property tax payments.

Section 2. The County Auditor is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting in a legal newspaper of general circulation in the Wright County. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH PRESTAGE FOODS OF IOWA, LLC AND AUTHORIZATION OF TAX INCREMENT PAYMENTS

The Board of Supervisors of Wright County, Iowa (the "County"), will meet at the Wright County Courtroom, 2nd floor, in Clarion, Iowa, on August 22, 2016, at 9:15 o'clock a.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement (the

“Agreement”) between the County and Prestage Foods of Iowa, LLC (the “Company”), in connection with the development of a new pork processing plant (the “Project”) for use in the Company’s business operations on certain real property in the County’s 2016 Wright County Agribusiness Urban Renewal Area. The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$8,000,000 as authorized by Section 403.9 of the Code of Iowa.

The Agreement to make incremental property tax payments to the Company will not be a general obligation of the County, but will be payable solely and only from incremental property tax revenues generated within the 2016 Wright County Agribusiness Urban Renewal Area.

At the meeting, the Board of Supervisors will receive oral or written objections from any resident or property owner of the County. Thereafter, the Board may, at the meeting or at an adjournment thereof, take additional action to approve the Agreement or may abandon the proposal.

This notice is given by order of the Board of Supervisors of Wright County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Motion by Helgevold and seconded by Rasmussen to adjourn the meeting. Motion carries.

Stan Watne, Chairman
Wright County Board of Supervisors

Betty Ellis, Wright County Auditor