

CITY OF SANBORN, IOWA

URBAN RENEWAL PLAN AMENDMENT
SANBORN NORTHEAST URBAN RENEWAL AREA

February 12, 2024

The Urban Renewal Plan (the “Plan”) for the Sanborn Northeast Urban Renewal Area (the “Urban Renewal Area”) of the City of Sanborn, Iowa (the “City”) is being amended for the purpose of identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Natural Gas Regulator Station Project

Date of Council Approval of Project: February 12, 2024

Description of the Project: The City will purchase an additional 100mcf of natural gas capacity per day and rebuild the natural gas regulator station to handle the additional natural gas capacity.

The completed Natural Gas Regulator Station Project will have a direct, positive impact on increased and improved commercial and industrial development in the Urban Renewal Area through the provision of enhanced public infrastructure.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Natural Gas Regulator Station Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Natural Gas Regulator Station Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Natural Gas Regulator Station Project will not exceed \$135,000, plus any interest expense incurred on the Obligations.

B.

Name of Project: The Cut Meat Market, LLC Development Project

Date of Council Approval of Project: February 12, 2024

Description of Project and Project Site: The Cut Meat Market, LLC (the “Company”) has proposed to undertake the construction of a new building (the “Meat Market Project”) on certain real property situated on Park Parcel B of lot 10, block 2 of the Sanborn Industrial Park in the Urban Renewal Area for use in the business operations of a meat market.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Meat Market Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$4,500.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with the Company with respect to the Meat Market Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the Payments will be made subject to annual appropriation by the City Council. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Meat Market Project will not exceed \$25,000, plus the Admin Fees.

C.

Name of Project: Sybesma Graphics, Inc. Development Project

Date of Council Approval of Project: February 12, 2024

Description of Project and Project Site: Sybesma Graphics, Inc. (the “Company”) has proposed to undertake the construction of a new four-unit commercial strip mall (the “Sybesma Project”) on certain real property situated on Park Parcel A of lot 10, block 2 of the Sanborn Industrial Park in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Sybesma Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$4,500.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with the Company with respect to the Sybesma Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the Payments will be made subject to annual appropriation by

the City Council. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Sybesma Project will not exceed \$25,000, plus the Admin Fees.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$28,758,313</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred under the January, 2024 Amendment*:	<u>\$ 194,000</u> (Projects)

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.