

ORDINANCE NO. 20-05

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE HUGHES CENTURY-TOWN CENTER TIF AREA IN THE NORWALK URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council of the City of Norwalk, Iowa (the "City") previously enacted an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Norwalk Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to establish a new "tax increment district" by designating certain real property referred to below;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Hughes Century-Town Center TIF Area in the Norwalk Urban Renewal Area of the City of Norwalk, Iowa, 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 of Norwalk 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 Norwalk, Iowa.

"County" shall mean Warren County, Iowa.

"Tax Increment Financing District" shall mean certain real property situated in the Hughes Century-Town Center TIF Area in the Norwalk Urban Renewal Area and more particularly described as follows:

An irregular shaped portion of the Southwest Quarter of Section 7, Township 77 North, Range 24 West of the 5th P.M., and an irregular shaped portion of the Southeast Quarter of Section 12, Township 77 North, Range 25 West of the 5th P.M., All in Norwalk, Warren County, Iowa, more particularly described as follows: Commencing at the Southwester corner of the Southwest Quarter of

said Section 7; thence N00°07'08"W along the west line of the Southwest Quarter of said Section 7, a distance of 418.88 feet to the point of beginning; thence continuing N00°07'08"W along said west line of the Southwest Quarter, a distance of 83.17 feet; thence N89°42'37"W, a distance of 33.04 feet; thence N51°05'51"W, a distance of 42.39 feet; thence N00°07'43"W, a distance of 169.44 feet; thence northeasterly along a 1462.65 foot radius curve concave northwesterly, a distance of 84.51 feet, said curve having a chord bearing of N22°51'02"E and a chord length of 84.49 feet; thence N00°06'24"W, a distance of 36.72 feet; thence N89°48'35"E, a distance of 32.94 feet; thence S00°11'17"E, a distance of 103.91 feet; thence N89°03'22"E, a distance of 289.43 feet; thence S00°54'33"E, a distance of 305.84 feet; thence southwesterly along a 317.00 foot radius curve concave northwesterly, a distance of 49.08 feet, said curve having a chord bearing of S03°31'34"W and a chord length of 49.03 feet; thence southwesterly along a 20.00 foot radius curve concave northwesterly, a distance of 31.47 feet, said curve having a chord bearing of S53°02'32"W and a chord length of 28.32 feet; thence northwesterly along a 328.00 foot radius curve concave southwesterly, a distance of 46.24 feet, said curve having a chord bearing of N85°54'54"W and a chord length of 46.20 feet; thence N89°57'13"W, a distance of 185.41 feet; thence northwesterly along a 20.00 foot radius curve concave northeasterly, a distance of 27.65 feet, said curve having a chord bearing of N50°20'49"W and a chord length of 25.50 feet; thence northwesterly along a 297.00 foot radius curve concave westerly, a distance of 59.65 feet to the point of beginning, said curve having a chord bearing of N16°29'39"W and a chord length of 59.55 feet.

Said tract of land contains 2.8 acres.

"Urban Renewal Area" shall mean the entirety of the Norwalk 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. After the effective date of this ordinance, the taxes levied on the taxable property in the Tax Increment Financing District 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 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, 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 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 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 to 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 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 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 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. Severability 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 in full force and effect upon final passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 2nd day of April, 2020.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: April 2, 2020

Second Reading: April 2, 2020

Third Reading: April 2, 2020

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 20-05 on the 9th day of April, 2020.

City Clerk



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

Mayor

Attest:

City Clerk

STATE OF IOWA

SS:

COUNTY OF WARREN

I, the undersigned, County Auditor of Warren County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2020, the City Clerk of the City of Norwalk, 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 April 2, 2020, entitled: "Ordinance No. 20-05. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Hughes Century-Town Center TIF Area in the Norwalk 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 _____ day of _____, 2020.

County Auditor

STATE OF IOWA
COUNTY OF WARREN SS:
CITY OF NORWALK

I, the undersigned, City Clerk of the City of Norwalk, State of Iowa, do hereby certify that I caused to be published "Ordinance No. 20-05. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Hughes Century-Town Center TIF Area in the Norwalk 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 _____ day of _____, 2020.

City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

STATE OF IOWA
COUNTY OF WARREN SS:
CITY OF NORWALK

I, the undersigned, City Clerk of the City of Norwalk, 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 "Ordinance No. 20-05. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Hughes Century-Town Center TIF Area in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa,".

WITNESS MY HAND this _____ day of _____, 2020.

City Clerk