

RESOLUTION NO. 25-32

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Jennifer and Mark Hughes, Including Tax Increment Payments

WHEREAS, Mills 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 2025 Whitetail Run Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Board of Supervisors has adopted 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 of 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 Jennifer and Mark Hughes (the "Developers") in connection construction by the Developers of public infrastructure necessary for the development of a housing subdivision in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Developers including certain incremental property tax payments in an amount not to exceed \$389,000 (the "Payments") 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 and the Payments, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the Board of Supervisors of Mills County, Iowa, as follows:

Section 1. This Board of Supervisors shall meet on November 18, 2025, at 8:45 a.m., at the Mills County Courthouse, Glenwood, Iowa, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the 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) days and not more than twenty (20) days before the date of said meeting in a legal newspaper of general circulation in the Mills County. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT
AGREEMENT WITH JENNIFER AND MARK HUGHES AND
AUTHORIZATION OF TAX INCREMENT PAYMENTS

The Board of Supervisors Mills County, Iowa (the "County"), will meet at the Mills County Courthouse, in Glenwood, Iowa, on November 18, 2025, at 8:45 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 Jennifer and Mark Hughes (the "Developers"), in connection with the construction by the Developers of public infrastructure necessary for the development of a housing subdivision in the 2025 Whitetail Run Urban Renewal Area. The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Developers in a total amount not exceeding \$389,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the County to make incremental property tax payments to the Developers under the Agreement will not be a general obligation of the County, but such payments will be payable solely and only from incremental property tax revenues generated within the 2025 Whitetail Run Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

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 Mills County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Amber Farnan
County Auditor

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 28, 2025.



Lonnie Mayberry, Chairperson, Board of Supervisors

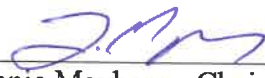
Attest:



Amber Farnan Auditor

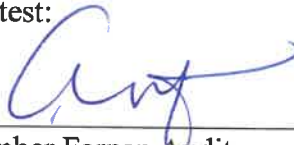
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On motion and vote the meeting adjourned.



Lonnie Mayberry, Chairperson, Board of Supervisors

Attest:



Amber Farnan Auditor

STATE OF IOWA
MILLS COUNTY

SS:

I, the undersigned, County Auditor of Mills County, Iowa do hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Supervisors of the County relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action to approve a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the County.

WITNESS MY HAND this ____ day of _____, 2025.

County Auditor

(Attach here the publisher's original affidavit with clipping of the notice as published.)

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

SET DATE FOR HEARING ON
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(JENNIFER AND MARK HUGHES)

438850-19

Glenwood, Iowa

October 28, 2025

The Board of Supervisors of Mills County, Iowa, met on October 28, 2025, at 8:15 a.m., at the Mills County Courthouse, 418 Sharp Street, Glenwood, Iowa, pursuant to the rules of the Board.

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

Present: Mayberry, Crouch, Sayers

Absent: -none-

Supervisor Crouch introduced the resolution next hereinafter set out and moved its adoption, seconded by Supervisor Sayers; and after due consideration thereof by the Board of Supervisors, the Chairperson put the question upon the adoption of said resolution, and the roll being called, the following named Supervisors voted:

Ayes: - all -

Nays: -none-

Whereupon, the Chairperson declared said resolution duly adopted, as follows: