

The Worth County Board of Supervisors met pursuant to adjournment with Mark Smeby, A.J. Stone and Enos Loberg, present. All members voting “AYE” unless noted.

Meeting called to order by Loberg, followed by the Pledge of Allegiance.

Motion Stone/Second Smeby to approve today’s agenda and September 28, 2026 minutes. Motion carried.

Motion Stone/Second Smeby to approve Change Order No 1 for Madsen Construction in the amount of \$96,409.40. Motion carried. The contract amount for the Engineer & Conservation Office Building Project is now \$1,432,064.40.

Motion Smeby/Second Stone to approve the Engineer & Conservation Office Building Project Pay Estimate No 10 for Madsen construction in the amount of \$449,145.18. Motion carried.

Motion Stone/Second Smeby to approve the Secondary Roads Maintenance Facility Pay Estimate No 10 for Cresco Building Service in the amount of \$485,968.06. Motion carried.

Motion Smeby/Second Stone to approve the work order for DD 22 Joint as submitted by Brandon Diedrich (Glen Staff, landowner). Motion carried.

Motion Stone/Second Smeby to approve the Special Class “C” Retail Native Wine License for Lazy Acre Vineyard LLC. Motion carried.

Motion Smeby/Second Stone to approve the letter to engage Dorsey + Whitney LLP as bond counsel for Worth County’s Proposed General Obligation borrowing in the approximate principal amount of \$6,000,000 underwritten by Northland Securities, Inc. with UMB Financial Services serving as municipal financial advisor. Motion carried.

Chairperson Loberg recessed the regular session at 9:00 A.M.

Motion Smeby/Second Stone to open the Public Hearing on the proposed expansion of the Worth County Consolidated Urban Renewal Area and on an urban renewal plan amendment. Motion carried. There was no public comment.

Motion Stone/Second Smeby to close the Public Hearing at 9:03 A.M.

Chairperson Loberg reconvened the regular session at 9:03 A.M.

Motion Stone/Second Smeby to approve Resolution 2026-33. Roll call vote – Ayes: Smeby, Stone, Loberg. Motion carried.

RESOLUTION NO. 2026-33

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve an Urban Renewal Plan Amendment for the Worth County Consolidated 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, the Board of Supervisors (the “Board”) of Worth County, Iowa (the “County”) by resolution previously established the Worth County Consolidated Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) described on Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of constructing, furnishing, and equipping a new RV park and; (b) using tax increment financing to pay the costs of constructing, furnishing and equipping of a new County Administration Building in the Urban Renewal Area; and

WHEREAS, notice of a public hearing by the Board on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Urban Renewal Area 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 October 5, 2026; and

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

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the Northwood-Kensett Community School District, the Lake Mills Community School District, the St. Ansgar Community School District, and the Central Springs Community School District, and the consultation meeting was held on September 21, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. 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 October, 2026 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

C. It is not anticipated that any families will be displaced in connection with the County's undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 5, 2026.

Enos Loberg, Chairperson

Attest: Jacki A. Backhaus, County Auditor

WORTH COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT WORTH COUNTY CONSOLIDATED URBAN RENEWAL AREA

September, 2026

The Urban Renewal Plan (the "Plan") for the Worth County Consolidated Urban Renewal Area (the "Urban Renewal Area") of Worth County, Iowa (the "County") is being amended for the purposes of (1) adding property to the Urban Renewal Area; and (2) identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2026 Addition to the Urban Renewal Area. With the adoption of this Amendment, the County will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) 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 description:

A.

Name of Project: RV Park Project

Date of Board Approval of Project: September 28, 2026

Description of Project: The RV Park Project (the “RV Park Project”) will consist of the County constructing, furnishing, and equipping a new recreational vehicle park on the Property (as defined in Section 1 of this Amendment).

The completed RV Park Project will have a direct, positive impact on increased and improved commerce and economic development in the Urban Renewal Area through the provision of enhanced recreational amenities.

Description of Use of TIF: It is anticipated that the County will pay for the RV Park Project with either borrowed funds and/or the proceeds of an internal advance of County funds on hand. In any case, the County’s obligations (the “Obligations”) will be repaid with incremental property tax revenues. It is anticipated that the County’s use of incremental property tax revenues for the RV Park Project will not exceed \$700,000, plus any interest as may accrue on any credit facilities entered into by the County to finance the Project.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the County has analyzed its proposed use of incremental property tax revenues for the funding of the RV Park Project and alternative development and funding options for the RV Park Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The Board of Supervisors has determined that the provision of superior parks and recreational facilities is essential to the economic development of the County. The creation of new recreational facilities in the County will positively impact commerce, growth and development in the Urban Renewal Area. Promoting other types of development on the RV Park Project to the exclusion of the RV Park Project will not meet the public need being addressed by the RV Park Project.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues are unavailable to assist with the RV Park Project because such Revenues have been allocated to other projects in the County.

* Property Tax Levies/General Basic Fund: The annual proceeds from the County’s property tax levies are fully committed to maintain the operational integrity of the County. The County cannot access its General Fund reserves to aid in the RV Park Project funding without risking unsound fiscal practice.

* Internal Advance: The County intends to utilize an internal advance (the “Advance”) of County funds on hand to pay for a portion of the costs of the RV Park Project, and the Advance will be repaid with incremental property tax revenues derived from the Urban Renewal Area.

* Worth County Development Authority Grant: The County will pay for a portion of the RV Park Project with the proceeds of a grant from the Worth County Development Authority.

B.

Name of Project: County Administration Building Project

Date of Board Approval of Project: September 28, 2026

Description of Project and Project Site: The County Administration Building Project will consist of the County constructing, furnishing and equipping of a new County Administration Building on certain real property (the “County Administration Building Property”) situated in the City of Northwood, Worth County, State of Iowa bounded on the north by 1st Avenue N; bounded on the east by 11th Street N; bounded on the south by Central Avenue N; and bounded on the west by 10th Street N.

The completed County Administration Building Project will have a direct, positive impact on increased and improved commerce and economic development in the Urban Renewal Area through the provision of enhanced County facilities.

Description of Use of TIF for the Project: The County will use its urban renewal authority to aid in the authorization of general obligation bonds (the “Bonds”) to pay for the costs of the County Administration Building Project. The County has determined to repay a portion of the debt service on the Bonds with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the County’s use of incremental property tax revenues for the County Administration Building Project will not exceed \$10,000,000, plus any interest expense incurred by the County on the Bonds.

Analysis of Use of TIF: The County has analyzed its proposed use of incremental property tax revenues for the funding of the County Administration Building Project and alternative development and funding options for the County Administration Building Project, in accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa. The results of that analysis are summarized as follows:

A) Alternate Development Options: The Board of Supervisors has determined that a need exists for the provision of new and improved administrative services facilities. The County’s ability to fulfill its role in licensing, permitting, land use regulation, economic development and policy governance for activities and projects in the Urban Renewal Area is diminished by inadequate, outdated and undersized administrative facilities. There is no conceivable way for the County to outsource or privatize these types of public facilities. Promoting other types of development on the County Administration Building Property to the exclusion of the County Administration Building Project will not meet the public need being addressed by the County Administration Building Project.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues are unavailable to assist with the County Administration Building Project because such Revenues have been allocated to other projects in the County.

* Property Tax Levies/General Fund: The annual proceeds from the County’s property tax levies are fully committed to maintaining the operational integrity of the County. Further, the County cannot access its General Fund reserves to aid in the County Administration Building Project funding without risking unsound fiscal practice.

* Debt Service Levy: The County will use its urban renewal authority to aid in the authorization of the issuance of the Bonds. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual taxpayers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the County’s successful economic development initiatives in the Urban Renewal Area.

3) 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 County:	<u>\$85,904,752</u>
Outstanding general obligation debt of the County:	<u>\$8,505,000</u>
Proposed debt to be incurred in connection with this September, 2026 Amendment:	<u>\$10,700,000</u>

EXHIBIT A
Legal Description
Expanded Worth County Consolidated Urban Renewal Area
(September, 2026 Addition)

"Tract A" described as all that part of the East Half of the Northwest Quarter of Section 32, Township 100 North, Range 21, West of the 5th P.M., Worth County, Iowa described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 32; thence South 89 degrees 41 minutes 18 seconds East, a distance of 196.25 feet, on an assumed bearing on the North line of said Northwest Quarter; thence South 00 degrees 18 minutes 42 seconds West, a distance of 50.82 feet, to the South right-of-way line of County Road No. 105, which is the Point of Beginning; thence South 42 degrees 23 minutes 30 seconds West, a distance of 200.92 feet on the Easterly right-of-way line of County Road S-28; thence South 00 degrees 00 minutes 01 West, a distance of 86.40 feet, on the Easterly right-of-way line of said County Road S-28; thence Southeasterly a distance of 618.46 feet, on the Easterly right-of-way line of said County Road S-28, on a tangential curve concave to the Northeast, with a radius of 758.47 feet and a central angle of 46 degrees 43 minutes 10 seconds; thence South 46 degrees 43 minutes 09 seconds East, a distance of 427.40 feet, on the Easterly right-of-way line of County Road S-28, on a tangential line; thence North 43 degrees 16 minutes 51 seconds East, a distance of 648.76 feet, to a point on the Westerly right-of-way line of Interstate Highway No. 35 Ramp C; thence North 28 degrees 40 minutes 15 seconds West, a distance of 510.73 feet, on the Westerly right-of-way line of said Ramp C; thence North 57 degrees 06 minutes 01 seconds West, a distance of 290.59 feet, on the Westerly right-of-way line of said Ramp C, to a point on the South right-of-way line of said County Road No. 105; thence North 89 degrees 43 minutes 59 seconds West, a distance of 369.92 feet, on the South right-of-way line of said County Road No. 105, to the Point of Beginning, EXCEPTING THEREFROM Tract "D", Tract "E", and Tract "F" as shown on Plat of Survey recorded June 26, 2015 as Fee Book 20150702, Worth County, Iowa.

AND

Tract "E" as shown on Plat of Survey recorded June 26, 2015, as Fee Book 20150702, Worth County, Iowa.

AND

Tract "B" in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township One Hundred (100) North, Range Twenty-one (21), Worth County, Iowa, as described in the Plat of Survey recorded as Document No. 20060217 in the records of the Worth County Recorder.

AND

Parcel "D" in part of the E 1/2 of the NW 1/4 of Section 32, Township 100 North, of Range 21, West of the 5th P.M., Worth County, Iowa as described in the Plat of Survey recorded as Document No. 20150701 in the records of the Worth County Recorder.

AND

Parcel "F" in part of the E^{1/2} of the NW^{1/4} of Section 32, Township 100 North, of Range 21, West of the 5th P.M., Worth County, Iowa as described in the Plat of Survey recorded as Document No. 20150702 in the records of the Worth County Recorder.

AND

All that part of former county road "T"/Wheelerwood Road right of way in the East Half (E1/2) of the Northwest Quarter (NW^{1/4}) of the West 50 feet of the Northeast Quarter (NE^{1/4}) of Section Thirty-two (32), Township One Hundred (100) North, Range Twenty-one (21) West of the 5th Principal Meridian, north of the current

Wheelerwood Road right-of-way, and South of the current ramp "C" interstate 35 right-of-way in Worth County, Iowa.

Motion Stone/Second Smeby to adjourn at 9:13 A.M. Motion carried.

Jacki A. Backhaus
Auditor

Enos Loberg
Chairperson