

**2025-02262**

**RECORDED: 05/06/2025 02:20:01 PM**

**RECORDING FEE: \$0.00**

**REVENUE TAX: \$**

**COMBINED FEE: \$0.00**

**DENISE ALLAN, RECORDER**

**JASPER COUNTY, IOWA**

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**Type of Document:** RESOLUTION ADOPTING JASPER RAIL PARK URBAN  
RENEWAL PLAN (INCLUDING THE PLAN LABELED AS  
EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)

**Return Document to:** Jenna Jennings  
Jasper County  
101 1<sup>st</sup> St. N.  
Newton, IA 50208

**Preparer Information:** Nathan J. Overberg  
Ahlers & Cooney, P.C.  
100 Court Ave., Ste. #600  
Des Moines, IA 50309  
(515) 243-7611

**Taxpayer Information:** N/A

**GRANTORS:** N/A

**GRANTEES:** N/A

**LEGAL DESCRIPTION:** See Exhibit A of the Urban Renewal Plan.  
4898-2774-0983-1\10747-060

No Fee  
Auditor

## ITEMS TO INCLUDE ON AGENDA

### JASPER COUNTY, IOWA

May 6, 2025

9:30 A.M.

#### Jasper Rail Park Urban Renewal Plan

- Resolution determining an area of the County to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the County; designating such area as appropriate for urban renewal projects; and adopting the Jasper Rail Park Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Jasper Rail Park Urban Renewal Plan

### IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,  
CODE OF IOWA, AND THE LOCAL RULES OF THE  
COUNTY.

May 6, 2025

The Board of Supervisors of Jasper County, State of Iowa, met in regular session, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:30 A.M., on the above date. There were present Chairperson Talsma, in the chair, and the following named Board Members:

Nearmyer and Cupples

Absent: NA

Vacant: NA

\* \* \* \* \*

The Chairperson noted that the public hearing on the matter of the adoption of the proposed Jasper Rail Park Urban Renewal Plan was held on April 22, 2025 as provided in the published Notice of Public Hearing but consideration of the Plan by the Board was continued to this meeting. The Board was also reminded that the consultation was duly held as ordered by the Board, and that 0 written recommendations were received from affected taxing entities. The report of the Chairperson of the Board of Supervisors, or their delegate, with respect to the consultation was placed on file for consideration by the Board.

The County also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the County as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Board.

{Attach summary of comments here,  
or include summary of comments in meeting minutes}



Board Member Nearmyer then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE JASPER RAIL PARK URBAN RENEWAL PLAN" and moved:

- ☒ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at this place.

Board Member Cupples seconded the motion. The roll was called, and the vote was:

AYES: 111

\_\_\_\_\_

NAYS: NA

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. 25-50

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE JASPER RAIL PARK URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has caused there to be prepared a proposed Jasper Rail Park Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Jasper Rail Park Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Jasper Rail Park Urban Renewal Area as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, the land proposed to be included in the Area contains property within the city limits, or within two miles of the city limits, of the City of Newton, Iowa, and the City has executed the Joint Agreement attached to the Plan as Exhibit D to allow the County to operate within the Area; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Jasper Rail Park Urban Renewal Plan"; and



WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole, prior to Board of Supervisors approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the County as being in conformity with the general plan for development of the County as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on April 1, 2025, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Chairperson of the Board of Supervisors, or their delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, pursuant to notice published as required by law, this Board held a public hearing upon the proposal to approve and authorize execution of the Plan at the April 22, 2025 Board meeting, at which meeting Board deferred action on the Plan to this date/time; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF JASPER COUNTY, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in the proposed "Jasper Rail Park Urban Renewal Plan" for the area of Jasper County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Jasper Rail Park Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

Section 2. This Board further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Jasper Rail Park Urban Renewal Plan for the Jasper Rail Park Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; the Chairperson and County Auditor are authorized to execute the Joint City/County Agreement attached to the Plan as Exhibit D; and the County



Auditor is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Jasper County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 6<sup>th</sup> day of May, 2025.

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
County Auditor

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE PLAN LABELED AS  
EXHIBIT 1 HERE



**JASPER RAIL PARK  
URBAN RENEWAL PLAN**

**for the**

**JASPER RAIL PARK  
URBAN RENEWAL AREA**

**JASPER COUNTY, IOWA**

**April 2025**

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- A. LEGAL DESCRIPTION OF JASPER RAIL PARK URBAN RENEWAL AREA
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- D. JOINT COUNTY/CITY AGREEMENT

**Jasper Rail Park Urban Renewal Plan  
for the  
Jasper Rail Park Urban Renewal Area**

**Jasper County, Iowa**

**A. INTRODUCTION**

The Jasper Rail Park Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Jasper Rail Park Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development within Jasper County, Iowa (the “County”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

In order to achieve these objectives, the County intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the County under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.”

The County reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the County designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

**D. BASE VALUE**

If the Jasper Rail Park Urban Renewal Area is legally established and a Tax Increment Financing (TIF) Ordinance is adopted, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt on the Area.

**E. DEVELOPMENT PLAN**

The County has a general plan for the physical development of the County as a whole outlined in Planting Seeds for a Brighter Future, adopted in 2020 and revised in 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the County’s plan for the physical development of the County as a whole.

The property in the Urban Renewal Area is currently zoned as Industrial and Agricultural, and it is anticipated the property zoned as Agricultural will be rezoned Industrial. This Urban Renewal

Plan does not in any way replace or modify the County's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

#### **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area and to promote economic development (commercial and industrial). More specific objectives for the development and redevelopment within the Jasper Rail Park Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, roadways, water, sanitary sewer and other public improvements, which contribute to the development of the Area and to the sound development of the entire County.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.

#### **G. TYPES OF RENEWAL ACTIVITIES**



To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to roadways, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Jasper County

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

#### **H. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

##### **1. Public Improvements**

Urban Renewal Project Description	Estimated Time Period	Estimated Cost	Rationale
The construction of roads and sanitary sewer in the Area as and to the extent necessary to attract commercial and industrial businesses to the rail park.	2025-2035	\$10,000,000	The addition of roads and sanitary sewer infrastructure to the rail park is necessary to attract commercial and industrial businesses, which in turn will add jobs and increase the property tax base in the County and surrounding area.

**2. Acquisition of Properties for Commercial/Industrial Development:** The County anticipates entering into an agreement with Iowa Interstate Railroad, LLC (the “Railroad”) and Interstate Power and Light Company (the “Energy Company”) in which the Railroad would acquire certain property within the Urban Renewal Area to be used as a rail park (“Development Property”) with funding support from the County and Energy Company. Additional activities undertaken as part of this project may include participation on an advisory committee that will manage the future disposal of portions of the Development Property to developers for industrial development, marketing properties for transfer to industrial businesses, and related activities. The County anticipates the development of the Development Property will commence following transfer to one or more developers approved under the terms of the agreement and will be continued over a number of years. The County’s share of funding support for Railroad’s acquisition of the Development Property is not expected to exceed \$4,000,000, which amount may be borrowed under the authority provided by Iowa Code Chapter 403. The County anticipates that it will be reimbursed for its contribution to the project from proceeds of the sale of the Development Property to developers, although tax increment financing may also be utilized to reimburse the County for its contribution. The rail park offers unique opportunities for developers to ship products via rail operated by the Railroad which connects to Class 1 railways. This would allow product to be shipped coast to coast. It also offers easy access to Iowa Interstate 80 to ship via truck. The park would offer quality employment, encouraging families to plant roots in Jasper County.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$50,000

## **I. FINANCIAL DATA**

1.	Current Constitutional Debt Limit	\$210,680,134
2.	Current outstanding general obligation debt	\$12,060,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for	\$14,050,000



	<p>planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	<p>(This amount does not include costs related to financing.)</p>
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## **J. URBAN RENEWAL FINANCING**

The County intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

### **A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

### **B. General Obligation Bonds.**

Under Subchapter IV of Chapter 331 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be, the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan

agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **K. PROPERTY ACQUISITION/DISPOSITION**

The County will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **L. RELOCATION**

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

#### **M. AGRICULTURAL LAND**

Because the Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the County must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The County has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the signed agricultural landowner agreements are attached hereto as Exhibit "C." The original signed agreement(s) will be placed on file in the County Auditor's office.

#### **N. JOINT COUNTY/CITY AGREEMENT**

As the Urban Renewal Area is partially within the city limits of the City of Newton, Iowa, and partially within two miles of the city limits, the County has sought a joint agreement with the City pursuant to section 403.17 of the Code of Iowa. That agreement authorizes the County to carry out project activities within the Urban Renewal Area. A draft copy of the joint agreement is attached hereto as Exhibit D and an executed copy will be available for inspection at the County Auditor's office upon adoption of this Plan.

#### **O. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the County and the developer in implementing this Urban Renewal Plan and its supporting documents.

#### **P. URBAN RENEWAL PLAN AMENDMENTS**



This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The Board of Supervisors may amend this Plan in accordance with applicable state law.

#### **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board of Supervisors.

With respect to any property covered by this Plan which is included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue" as those words are used in Chapter 403 of the Code of Iowa, currently is limited to twenty (20) years from the calendar year following the calendar year in which the County (following adoption of a TIF ordinance) first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property. The division of revenues shall continue pursuant to the terms of each TIF ordinance for the maximum period allowed by law. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Iowa Code) by the County for activities carried out under this Plan shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

#### **R. SEVERABILITY CLAUSE**

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF JASPER RAIL PARK URBAN RENEWAL AREA**

**Parcel 08.23.202.001 & 08.23.251.001-**

**Owner: Iowa Interstate Railroad LLC**

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

**Parcel 08.23.251.002-**

**Owner: Michael & Chelsea Wilder**

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

**Parcel 08.23.400.005-**

**Owner: Iowa Interstate Railroad LLC**

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.006-**

**Owner: Iowa Interstate Railroad LTD**

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30"W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00"E 201.56 feet, thence N 47°11'30"E 400.00 feet, thence N 52°16'10"E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

**Parcel 08.23.276.001-**

**Owner: Iowa Interstate Railroad LLC**

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33<sup>rd</sup> Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N.



54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

**Parcel 08.23.276.002-**

**Owner: Iowa Interstate Railroad LLC**

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50"E 34.50 feet along the west line of said Lot A, thence N 54°23'40"E 119.61 feet, thence S 42°46'20"E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30"W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

**Parcel: 08.23.400.007-**

**Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)**

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.002-**

**Owner: Robert Dale & Rebecca Lynn Braafhart**

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.003-**

**Owner: Iowa Regional Utilities**

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.009-**

**Owner: Troy L & Kelly Birkenholtz**

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

**Parcel 08.23.400.010-**

**Owner: Michelle Lynn Langmaid**

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown

by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

**08.14.400.009**

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

**08.14.400.010**

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

**08.14.400.006**

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

**08.14.400.008**

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.

AND



**08.23.502.007, 08.23.502.003 & 08.23.502.006**

Railroad right-of-way in Section 23

AND

**08.13.502.003 –**

Railroad right-of-way in Section 13

AND

**08.24.300.008-**

**Owner: Corinna Stokka (2015-04826)**

Parcel A in the Southwest Quarter of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

**08.24.300.009-**

**Owner: Corinna Stokka (2015-04826)**

Parcel B within Parcel A of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

**Parcels 08.24.100.005 & 08.24.100.007-**

**Owner: Charles D & Jewel A Gullett Trust**

South Half of the Northwest Quarter in Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except the Southwest Quarter of the Northwest Quarter lying North and West of the Railroad right-of-way.

AND

**Parcels 08.24.300.001, 08.24.300.002, 08.24.300.004 & 08.24.300.007-**

**Owner: Charles D & Jewel A Gullett Trust**

The Southwest Quarter of Section 24, Township 80 North, Range 19 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, except Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

The full right-of-way of E. 19<sup>th</sup> St. N. adjacent to the Area and the full right-of-way of E. 28<sup>th</sup> St. N. adjacent to the Area.

**EXHIBIT B**  
**MAP OF JASPER RAIL PARK URBAN RENEWAL AREA**





**EXHIBIT C**

**AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE JASPER RAILPARK URBAN RENEWAL AREA**

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Railpark Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 22 day of April, 2025.

Name of Agricultural Landowner: \_\_\_\_\_

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

4922-1177-8339-1\10747-002

**EXHIBIT C**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND**  
**IN THE JASPER RAIL PARK URBAN RENEWAL AREA**

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Rail Park Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 18 day of April, 2025.

Name of Agricultural Landowner: Bruce Brummel

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: Bruce Brummel

Date: 4-18-25

Print Name: Bruce Brummel

Witness: Linda Brummel

EXHIBIT C

**AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE JASPER RAILPARK URBAN RENEWAL AREA**

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Railpark Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.


3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED 17th day of April 2025.

Name of Agricultural Landowner: Iowa Interstate Railroad, LLC

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Date: April 17, 2025

Signature: 

Print Name: James K. Bowman

Witness: 



## EXHIBIT C

### AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE JASPER RAILPARK URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Railpark Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

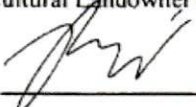
2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 26 day of March, 2025.

Name of Agricultural Landowner: Ross C Langmaid

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: 

Date: 3-26-2025

Print Name: Ross C Langmaid

Witness: Meegan Keller



EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE JASPER RAILPARK URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Railpark Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area.
2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.
3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 30 day of March, 2025.

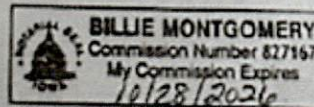
Name of Agricultural Landowner: Charles D & Jewel A Gullett TRUST  
(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: Charles D Gullett

Date: 3/30/25

Print Name: Charles D Gullett, TRUSTEE

Witness: Billie Montgomery



**EXHIBIT C**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND**  
**IN THE JASPER RAIL PARK URBAN RENEWAL AREA**

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Rail Park Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 17<sup>th</sup> day of April, 2025.

Name of Agricultural Landowner: DANEN FARMS LLC

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: Tim D. Danen  
Print Name: TIM D. DANEN

Date: 4-17-25

Witness: Brianne Taylor



**EXHIBIT C**

**AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE JASPER RAILPARK URBAN RENEWAL AREA**

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Railpark Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area
2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.
3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this 1<sup>st</sup> day of May, 2025.

Name of Agricultural Landowner: Michelle Langmaid Estate  
(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: [Signature]  
Print Name: Megan Keller

Date: May 1, 2025  
Administrator of Estate

Witness: [Signature]

4922-1177-8339-110747-002

**EXHIBIT D**  
**JOINT AGREEMENT**  
**BETWEEN**  
**JASPER COUNTY AND THE CITY OF NEWTON**

WHEREAS, Jasper County, State of Iowa (the "County") has proposed to establish the Jasper Rail Park Urban Renewal Area (the "Urban Renewal Area") for the purpose of participating in proposed urban renewal projects described in the Jasper Rail Park Urban Renewal Plan (the "Plan") for such Urban Renewal Area; and

WHEREAS, a portion of land proposed to be included in the Urban Renewal Area is partially within the city limits of the City of Newton, Iowa (the "City"), and partially within two miles of the City limits, and therefore is within the "area of operation" of the City; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with establishing the Urban Renewal Area and undertaking urban renewal project activities under the Plan.

NOW THEREFORE, JASPER COUNTY, STATE OF IOWA AND THE CITY OF NEWTON, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Newton, State of Iowa, hereby agrees and authorizes Jasper County, State of Iowa, to proceed with establishing the Jasper Rail Park Urban Renewal Area as described in the Jasper Rail Park Urban Renewal Plan, and to undertake the eligible urban renewal projects described in the Plan by utilizing the powers set forth in Iowa Code Chapter 403, which Plan may be amended from time to time to update the list of eligible urban renewal projects.
2. This "Joint Agreement" is intended to meet the requirements of Iowa Code Section 403.17(4) with respect to including the Jasper Rail Park Urban Renewal Area within the "area of operation" of Jasper County for purposes of Iowa Code Chapter 403. The County shall not add additional property to the Area that is within the City's "area of operation" without the City agreeing to an amendment to this Joint Agreement.
3. This Joint Agreement is intended by the parties to replace and supersede any prior agreement between the City and the County as it relates to the County's ability to establish the Area and exercise the powers set forth in Iowa Code Chapter 403 therein, including, but not limited to, that certain Intergovernmental Agreement dated October 18, 1994, as previously amended.
4. The City and County acknowledge that one of the proposed urban renewal projects identified in the Plan involves the County entering into a development agreement with Iowa Interstate Railroad, LLC and Interstate Power and Light Company related to the acquisition and development of certain property in the




Urban Renewal Area into a rail park (the "Development Agreement"). The City and County further agree that in consideration of the City providing its consent to the establishment of the Urban Renewal Area hereunder, if the Development Agreement establishes a joint committee to consider development proposals for the rail park, the Development Agreement shall allow for the City to appoint one (1) representative with one (1) vote or voting share to the joint committee.

5. This Joint Agreement has been duly authorized by the governing bodies of Jasper County, State of Iowa and the City of Newton, State of Iowa.

*[Remainder of page intentionally left blank; Signature pages follow]*

PASSED AND APPROVED this 6<sup>th</sup> day of May, 2025.

JASPER COUNTY, STATE OF IOWA

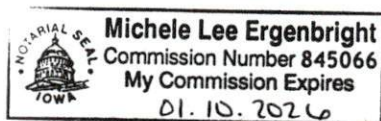
  
Chairperson, Board of Supervisors

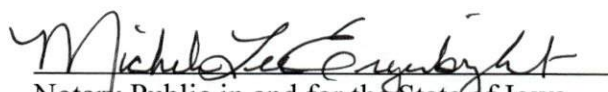
ATTEST:

  
Auditor

STATE OF IOWA )  
 ) SS  
COUNTY OF JASPER )

On this 6<sup>th</sup> day of May, 2025, before me a Notary Public in and for the State of Iowa, personally appeared Brandon Talsma and Jenna Jennings to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Jasper County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.



  
Notary Public in and for the State of Iowa

PASSED AND APPROVED this 22<sup>nd</sup> day of April, 2025.

CITY OF NEWTON, STATE OF IOWA

Steven G. Mullan  
Steve Mullan, Mayor Pro Tem

ATTEST:

Katrina Davis  
Katrina Davis, City Clerk

STATE OF IOWA )  
 ) SS  
COUNTY OF JASPER )

On this 22<sup>nd</sup> day of April, 2025, before me a Notary Public in and for said City, personally appeared Steven G. Mullan and Katrina Davis to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Newton, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Jolene B. Brady  
Notary Public in and for the State of Iowa

4922-9434-2438-1\10747-060

