

RESOLUTION NO. 988RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 7
TO THE BUTLER COUNTY LOGISTICS PARK URBAN
RENEWAL PLAN IN BUTLER COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 692, adopted April 27, 2010, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Butler County Logistics Park Urban Renewal Plan (the "Plan") for the Butler County Logistics Park Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Butler County, Iowa; and

WHEREAS, the Plan has subsequently been amended, lastly by an Amendment No. 6, adopted by Resolution No. 973, on November 10, 2020; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

1. The entire existing county road right-of-way of Butler County Road 220th Street (old Highway #3) lying between Butler County Road T55 (Terrace Avenue) on the West and Iowa Highway #3 on the East.
2. The entire existing county road right-of-way of Butler County Road Willow Avenue lying between 220th Street on the North and the North city limits of the City of Shell Rock, Iowa on the South.
3. The entire existing county road right-of-way of Butler County Road T55 (Terrace Avenue) lying between Iowa Highway #3 on the North and Butler County Road C45 (Butler Center Road) on the South.
4. The entire existing county road right-of-way of Butler County Road Union Avenue lying between Iowa Highway #3 on the North and 220th Street (old Highway #3) on the South.
5. The entire existing county road right-of-way of Butler County Road 212th Street lying between Union Avenue on the West and Vail Avenue on the East, except that portion vacated and described in document recorded as Instrument #2007-2171 with the Butler County Recorder.
6. The entire existing county road right-of-way of Butler County Road Vail Avenue lying between 220th Street on the South and 212th Street on the North.

7. The entire existing county road right-of-way of Butler County Road Utica Avenue lying between Iowa Highway #3 on the North and 212th Street on the South.
8. The entire Section 33, Township 92 North, Range 15 West of the 5th P.M. Butler County, Iowa and all existing county road right-of-way lying inside and adjacent to said Section 33.

AMENDMENT NO. 1 AREA

1. The entire existing road right-of-way of Butler County Road C45/T55 (Butler Center Road) between Butler County Road T55 (Terrace Ave) on the West and Butler County Road T55 (Temple Ave) on the East.
2. The entire existing road right-of-way of Butler County Road T55 (Temple Ave) lying between Butler County Road C45 (Butler Center Road) on the North and Butler County Road C55 (290th Street) on the South.
3. The entire existing road right-of-way of Butler County Road C55 (280th Street) lying between Butler County Road T55 (Temple Ave) on the West and Butler County Road T63 (Willow Ave) on the East.
4. The entire Section 32, Township 91 North, Range 15 West of the 5th P.M. Butler County, Iowa and all existing county road right-of-way lying inside and adjacent to said Section 32.

AMENDMENT NO. 2 AREA

The following describes location for Gas Utility Route A.

1. The entire existing road right-of-way of Butler County Road Logistics Park Drive lying between its North terminus and Butler County Road 220th Street on the South.
2. The entire existing road right of way of Butler County Road 220th Street lying between Butler County Road Logistics Park Drive on the West and Butler County Road Victory Lane on the East.

The following describes location for Gas Utility Route B.

3. The entire existing road right of way of 220th Street lying between Butler County Road Victory Lane on the West and Iowa Highway 3 on the East.
4. The entire existing road right-of-way of Iowa Highway 3 lying between Butler County Road 220th Street on the West and Butler County Road T63 (North Public Road & Yale Ave) on the East.

5. The entire existing road right-of-way of Butler County Road T63 (North Public Road & Yale Ave) between Iowa Highway 3 on the South and Existing Shell Rock TBS on the North.

The following describes location for Gas Utility Route C.

6. The entire existing road right-of-way of Butler County Road Victory Lane lying between Butler County Road 220th Street on the South and Iowa Highway 3 on the North.
7. the entire existing road right-of-way of Iowa Highway 3 lying between Butler County Road Vintage Lane on the West and Butler County Road 220th Street on the East.
8. A strip of land described as the south 100ft of Butler County Parcel #'s 08-34-400-041, 08-35-301-040, 08-35-302-040, and 08-35-326-045.
9. The entire existing road right-of-way of Butler County Road Wildwood Place lying between its West terminus and Butler County Road Walnut Ave on the East.
10. The entire existing road right-of-way of Butler County Road Walnut Ave lying between Butler County Road Wildwood Place on the West and Butler County Road T63 (North Public Road & Yale Ave) on the East.
11. The entire existing road right-of-way of Butler County Road T63 (North Public Road & Yale Ave) between Butler County Road Walnut Ave on the North and Existing Shell Rock TBS on the South.

Note: The Gas Utility Route will include Route A and either Route B or C, to be determined by Mid-American Energy.

AMENDMENT NO. 3 AREA

1. The entire existing road right-of-way of Butler County Road C55 (280th Street) lying between Butler County Road T55 (Temple Ave.) on the East and Iowa Highway 14 on the West.
2. The entire existing road right-of-way of Butler County Road T47 (Sinclair Ave.) lying between Butler County Road C55 (290th Street) on the North and Iowa Highway 57 on the South.
3. A tract of land described as beginning at a point 12.83½ chains south of the Northwest corner of the SW ¼ of Section 27, Township 90 North, Range 16 West of the 5th P.M. thence Southeasterly along northerly line of property formerly known as ICRR Depot Ground 20.79 chains to a point on the East line of the W ½ SW ¼ of said Section 27, being 18.565 chains south of the Northeast corner of said W ½ SW ¼, thence south along said East line boundary to a point 350 feet north of the SE corner of Lot 17 of the

subdivision of the SW ¼ of said Section 27, thence Northwesterly to a point on the West line of said Section 27 being 450 feet north of the SW corner of said section 27, thence along west line of said Section 27 to the point of beginning.

4. The entire existing road right-of-way of Butler County Road T63 (Yale Ave.) lying between Butler County Road C33 (190th Street) on the North and Iowa Highway 3 on the South.
5. The entire existing road right-of-way of Walnut Ave lying between Butler County Road T63 (Yale Ave.) on the East and the Menard's Entrance on the West.
6. The entire existing road right-of-way of Glen Hall Road lying between Iowa Highway 3 on the South and the Menard's Entrance on the North.
7. A tract of land lying in both the NE ¼ of Section 2, Township 91 North, Range 15 West of the 5th P.M. & the SE ¼ of Section 35, Township 92 North, Range 15 West of the 5th P.M.; more particularly described in Exhibit "A" of Instrument No. 2008-0078 as recorded in the office of the Butler County, Iowa Recorder.

AMENDMENT NO. 4

No land added or removed.

AMENDMENT NO. 5 AREA

1. The entire existing road right-of-way of Butler County Road T47 (Sinclair Ave) lying between Butler County Road C55 (290th Street) on the South and Iowa Highway 3 on the North.
2. The entire existing road right-of-way of Butler County Road C45 (240th Street) lying between Iowa Highway 14 on the West and Butler County Road T63 (Willow Ave) on the East.

AMENDMENT NO. 6

No land added or removed.

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 7 to the Plan ("Amendment No. 7" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 7 adds the following land to the Urban Renewal Area:

1. the entire existing road right-of-way of Butler County Road Orchid Lane lying between railroad crossing on the North and Iowa Highway 57 on the South
2. the entire existing right-of-way of Iowa Highway 57 lying between Butler County Road Orchid Lane on the West and Butler County Road T47 on the East
3. the entire existing road right-of-way of Butler County Road T63 lying between Butler County Road C45 on the North and Butler County Road C55 on the South
4. the entire existing road right-of-way of Butler County Road C55 lying between Butler County Road T63 on the West and N. Butler Road on the East
5. the entire existing road right-of-way of Butler County Road T55 lying between Butler County Road C55 on the North and Westbrook Street on the South
6. the entire existing road right-of-way of Butler County Road C67 lying between Butler County Road T55 on the West and N. Butler Road on the East
7. The following parcels of land located in Section 4 Shell Rock Township, Butler County, Iowa.

Tax ID Parcel No. 12-04-100-045 (As shown in Instrument No. 2020-2975, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing Parcel C"

Parcel C in the Fractional Northwest Quarter of Section 4, township 91 North, Range 15 West of the 5th P.M., Butler County, Iowa, and more particularly described as follows: Beginning at the North Quarter Corner of said section; thence South 00°01'53" West, 1,646.46 Feet along the East line of the Fractional Northeast Quarter of the Northwest Quarter of said section to the Southeast Corner thereof, thence North 89°32'10" West, 2,146.69 Feet along the South line of said Fractional Northeast Quarter of the Northwest Fractional Quarter; and a portion of the Fractional Northwest Quarter of the Northwest Quarter; thence North 00°01'53" East, 1,639.05 Feet to the north line of said section; thence South 89°44'01" East (Assumed Bearing), 2,146.64 Feet along said North line to the Point of Beginning; Containing 80.955 acres, Including 3.105 acres of 220th Street right-of-way

Tax ID Parcel No. 12-04-200-047 (As shown in Instrument No. 2020-3070, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing - Reints Parcel"

The North Fractional Half (Nfr1/2) of the Northeast Fractional Quarter (NEfr1/4) lying South and West of the Chicago, Rock Island and Pacific Railroad right of way; and the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), all in Section Four (4), Township Ninety-One (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, EXCEPT the following described tracts:

1. a tract commencing at the Northeast corner of said Section Four (4), thence South 588.7 feet along the East line of the Northeast Quarter (NE¼) to the south line of the Chicago, Rock Island Railroad which is the point of beginning, thence due South 331.22 feet thence due West 183 feet, thence due North 596.25 feet to the south line of the railroad, thence South 34°3 7' East along the south line of the railroad 322.07 feet to the point of beginning, and
2. a tract commencing at the Northeast corner of said Section Four (4), thence due South 969.92 feet to the Point of Beginning, thence due South 447.18 feet, thence North 88°50' West 158.47 feet to a pipe, thence North 1°38' East 37.16 feet to a pipe, thence North 88°29' West 102.59 feet to a pipe, thence North 4°27' West 421.37 feet to a pipe, thence South 86°52' East 293.02 feet to the Point of Beginning, and
3. Parcel "B" of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), in Section Four (4), township Ninety-one (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Butler County, Iowa, on December 4, 2003, as Instrument No. 2003-6387, Book M, Page 117

Tax ID Parcel No., 12-04-200-042 (As shown in Instrument No. 2018-2261, Office of the Recorder, Butler County, Iowa) "Hutt Parcel"

A tract located in the Northeast fractional Quarter of the Northeast fractional Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., described as commencing at the point where the Southwesterly edge of the right-of-way of the Chicago, Rock Island and Pacific Railroad intersects the west edge of the North-South road, which road is on the North-South line between the Northwest Quarter of Section 3, Township 91 North, Range 15 West of the Fifth P.M. and the Northeast Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., thence South along the west edge of said road a distance of 379 feet, thence due West a distance of 150 feet, thence due North to the Southwesterly edge of said railroad right of way, thence Southeasterly along the Southwesterly edge of said railroad right of way to point of beginning.

8. The following parcels of land located in Section 28 & 29, Albion Township, Butler County, Iowa.

Tax ID Parcel No. 15-28-100-044 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel B"

A Part of the NW¼ of Section 28, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the Center of said Section 28; thence S89°18'24"W, along the North line of the said NW¼ of Section 28, 368.10 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 2364.67 Feet to the West line of said NW¼ of Section 28; thence N00°14'49"E, along the said West line of the NW¼ of Section 28, 843.97 Feet; thence S86°37'47"E, 1009.04 Feet; thence S47°29'39"E, 1082.11 Feet; thence S56°22'52"E, 297.31 Feet; thence S76°12'26"E, 612.43 Feet to the East line of the said NW¼ of Section 28;

thence S00°07'44"E, along the said East line of NW¼ of Section 28, 350.74 Feet to the Point of Beginning.

Tax ID Parcel No. 15-29-200-052 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel O"

A Part of the NE¼ of Section 29, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the N¼ Corner of said Section 29; thence N89°45'46"E, along the North line of the said NE¼ of Section 29, 1347.15 Feet to the NE Corner of the NW¼ of the said NE¼ of Section 29; thence S00°15'37"E, along the East line of the said NW¼ of the NE¼ of Section 29, 1056.29 Feet; thence S86°37'47"E, 1399.70 Feet to the East line of the said NE¼ of Section 29; thence S00°14'49"W, along the said East line of the NE¼ of Section 29, 843.97 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 1275.06 Feet; thence Northwesterly, continuing along the said North line of the Illinois Central Railroad, being the arc of a curve, concave Southwesterly, having a radius of 8456.31 Feet, an arc length of 506.91 Feet, chord of the last named curve bears N80°53'51 "W, 506.84 Feet to the North line of the Former Chicago & Northwestern (Union Pacific) Railroad; thence N60°09'05"W, Along the said North line of the Former Chicago & Northwestern Railroad, 682.16 Feet; thence Northwesterly, continuing Along the said North line of the former Chicago & Northwestern Railroad, being the arc of a curve, concave Southwesterly, having a Radius of 1650.00 Feet, an arc length of 381.85 Feet, chord of the last named curve bears N66°46'52"W, 381.00 Feet to the West line of the said NE¼ of Section 29; thence N00°38'05"W, along the said West line of the NE¼ of Section 29, 1073.37 Feet to the Point of Beginning.

WHEREAS, portions of the land proposed to be added to the Urban Renewal Area is within two miles of the corporate boundaries the City of Shell Rock, the City of Parkersburg, and the City of New Hartford, and the County will enter into a joint agreement with each of these cities to allow the County to operate within the proposed Area; and

WHEREAS, portions of the land proposed to be added to the Urban Renewal Area includes land classified as agricultural land and written permission of the current owner of such land will be obtained; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 7 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Amendment No. 7 subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date,

place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 7 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the July 20, 2021, in the Board of Supervisors Meeting Room, 428 6th Street, Allison, Iowa, at 1:00 P.M., and the Director of Economic Development, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 7, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
BUTLER COUNTY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 7 TO THE BUTLER COUNTY LOGISTICS
PARK URBAN RENEWAL PLAN FOR BUTLER COUNTY,
STATE OF IOWA

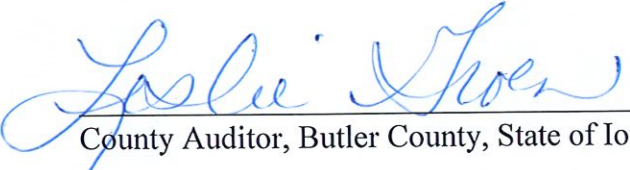
Butler County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 1:00 P.M. on July 20, 2021, in the Board of Supervisors Meeting Room, 428 6th Street, Allison, Iowa concerning a proposed Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan for the Butler County Logistics Park Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Director of Economic Development, or his delegate, as the designated representative of Butler County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Butler County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 13th day of July, 2021.


County Auditor, Butler County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 7 before the Board of Supervisors at its meeting which commences at 9:00 A.M. on August 10, 2021, in the Emergency Operations Center, 428 6th Street, Allison, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Butler County Tribune – Journal, the Eclipse News Review, the Greene Recorder, and the Clarksville Star, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 7 TO THE BUTLER COUNTY
LOGISTICS PARK URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN BUTLER COUNTY, STATE OF IOWA

The Board of Supervisors of Butler County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on August 10, 2021 in the Emergency Operations Center, 428 6th Street, Allison, Iowa, to consider adoption of a proposed Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Butler County, State of Iowa.

The Amendment adds land to the Butler County Logistics Park Urban Renewal Area as follows:

1. the entire existing road right-of-way of Butler County Road Orchid Lane lying between railroad crossing on the North and Iowa Highway 57 on the South
2. the entire existing right-of-way of Iowa Highway 57 lying between Butler County Road Orchid Lane on the West and Butler County Road T47 on the East
3. the entire existing road right-of-way of Butler County Road T63 lying between Butler County Road C45 on the North and Butler County Road C55 on the South
4. the entire existing road right-of-way of Butler County Road C55 lying between Butler County Road T63 on the West and N. Butler Road on the East
5. the entire existing road right-of-way of Butler County Road T55 lying between Butler County Road C55 on the North and Westbrook Street on the South
6. the entire existing road right-of-way of Butler County Road C67 lying between Butler County Road T55 on the West and N. Butler Road on the East
7. The following parcels of land located in Section 4 Shell Rock Township, Butler County, Iowa.

Tax ID Parcel No. 12-04-100-045 (As shown in Instrument No. 2020-2975, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing Parcel C"

Parcel C in the Fractional Northwest Quarter of Section 4, township 91 North, Range 15 West of the 5th P.M., Butler County, Iowa, and more particularly described as follows: Beginning at the North Quarter Corner of said section; thence South 00°01'53" West, 1,646.46 Feet along the East line of the Fractional Northeast Quarter of the Northwest Quarter of said section to the Southeast Corner thereof, thence North 89°32'10" West, 2,146.69 Feet along the South line of said Fractional Northeast Quarter of the Northwest Fractional Quarter; and a portion of the Fractional Northwest Quarter of the Northwest Quarter; thence North 00°01'53" East, 1,639.05 Feet to the north line of said section; thence South 89°44'01" East (Assumed Bearing), 2,146.64 Feet along said North line to the Point of Beginning; Containing 80.955 acres, Including 3.105 acres of 220th Street right-of-way

Tax ID Parcel No. 12-04-200-047 (As shown in Instrument No. 2020-3070, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing - Reints Parcel"

The North Fractional Half (Nfr1/2) of the Northeast Fractional Quarter (NEfr1/4) lying South and West of the Chicago, Rock Island and Pacific Railroad right of way; and the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), all in Section Four (4), Township Ninety-One (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, EXCEPT the following described tracts:

1. a tract commencing at the Northeast corner of said Section Four (4), thence South 588.7 feet along the East line of the Northeast Quarter (NE1/4) to the south line of the Chicago, Rock Island Railroad which is the point of beginning, thence due South 331.22 feet thence due West 183 feet, thence due North 596.25 feet to the south line of the railroad, thence South 34°3 7' East along the south line of the railroad 322.07 feet to the point of beginning, and
2. a tract commencing at the Northeast corner of said Section Four (4), thence due South 969.92 feet to the Point of Beginning, thence due South 447.18 feet, thence North 88°50' West 158.47 feet to a pipe, thence North 1°38' East 37.16 feet to a pipe, thence North 88°29' West 102.59 feet to a pipe, thence North 4°27' West 421.37 feet to a pipe, thence South 86°52' East 293.02 feet to the Point of Beginning, and
3. Parcel "B" of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), in Section Four (4), township Ninety-one (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Butler County, Iowa, on December 4, 2003, as Instrument No. 2003-6387, Book M, Page 117

Tax ID Parcel No. 12-04-200-042 (As shown in Instrument No. 2018-2261, Office of the Recorder, Butler County, Iowa) "Hutt Parcel"

A tract located in the Northeast fractional Quarter of the Northeast fractional Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., described as commencing at the point where the Southwesterly edge of the right-of-way of the Chicago, Rock Island and Pacific Railroad intersects the west edge of the North-South road, which road is on the North-South line between the Northwest Quarter of Section 3, Township 91 North, Range 15 West of the Fifth P.M. and the Northeast Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., thence South along the west edge of said road a distance of 379 feet, thence due West a distance of 150 feet, thence due North to the Southwesterly edge of said railroad right of way, thence Southeasterly along the Southwesterly edge of said railroad right of way to point of beginning.

8. The following parcels of land located in Section 28 & 29, Albion Township, Butler County, Iowa.

Tax ID Parcel No. 15-28-100-044 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel B"

A Part of the NW1/4 of Section 28, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the Center of said Section 28; thence S89°18'24"W, along the North line of the said NW1/4 of Section 28, 368.10 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 2364.67 Feet to the West line of said NW1/4 of Section 28; thence N00°14'49"E, along the said West line of the NW1/4 of Section 28, 843.97 Feet; thence S86°37'47"E, 1009.04 Feet; thence S47°29'39"E, 1082.11 Feet; thence S56°22'52"E, 297.31 Feet; thence S76°12'26"E, 612.43 Feet to the East line of the said NW1/4 of Section 28; thence S00°07'44"E, along the said East line of NW1/4 of Section 28, 350.74 Feet to the Point of Beginning.

Tax ID Parcel No. 15-29-200-052 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel Q"

A Part of the NE $\frac{1}{4}$ of Section 29, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the N $\frac{1}{4}$ Corner of said Section 29; thence N89°45'46"E, along the North line of the said NE $\frac{1}{4}$ of Section 29, 1347.15 Feet to the NE Corner of the NW $\frac{1}{4}$ of the said NE $\frac{1}{4}$ of Section 29; thence S00°15'37"E, along the East line of the said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, 1056.29 Feet; thence S86°37'47"E, 1399.70 Feet to the East line of the said NE $\frac{1}{4}$ of Section 29; thence S00°14'49"W, along the said East line of the NE $\frac{1}{4}$ of Section 29, 843.97 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 1275.06 Feet; thence Northwesterly, continuing along the said North line of the Illinois Central Railroad, being the arc of a curve, concave Southwesterly, having a radius of 8456.31 Feet, an arc length of 506.91 Feet, chord of the last named curve bears N80°53'51 "W, 506.84 Feet to the North line of the Former Chicago & Northwestern (Union Pacific) Railroad; thence N60°09'05"W, Along the said North line of the Former Chicago & Northwestern Railroad, 682.16 Feet; thence Northwesterly, continuing Along the said North line of the former Chicago & Northwestern Railroad, being the arc of a curve, concave Southwesterly, having a Radius of 1650.00 Feet, an arc length of 381.85 Feet, chord of the last named curve bears N66°46'52"W, 381.00 Feet to the West line of the said NE $\frac{1}{4}$ of Section 29; thence N00°38'05"W, along the said West line of the NE $\frac{1}{4}$ of Section 29, 1073.37 Feet to the Point of Beginning.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Butler County Courthouse, Allison, Iowa.

Butler County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

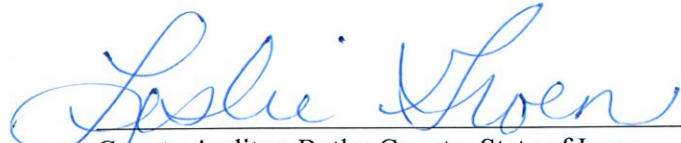
The proposed Amendment No. 7 would add land to the Urban Renewal Area and add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Butler County, State of Iowa, as provided by Section 403.5, Code of Iowa.


Dated this 13th day of July, 2021.


County Auditor, Butler County, State of Iowa

(End of Notice)

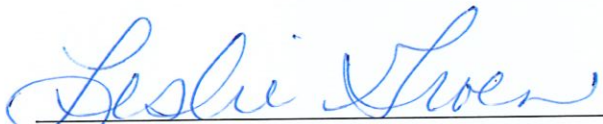
Section 5. That the proposed Amendment No. 7, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 7 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 13th day of July, 2021.



Chairperson, Board of Supervisors

ATTEST:



County Auditor

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

EXHIBIT 1

AMENDMENT NO. 7

to the

BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL PLAN

for the

BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL AREA

BUTLER COUNTY, IOWA

Original Area Adopted – April 2010

Amendment No. 1 – July 2012

Amendment No. 2 – April 2013

Amendment No. 3 – October 2015

Amendment No. 4 – September 2017

Amendment No. 5 – September 2019

Amendment No. 6 – November 2020

Amendment No. 7 – August 2021

AMENDMENT NO. 7

to the

BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL PLAN

for the

BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL AREA

BUTLER COUNTY, IOWA

INTRODUCTION

The Butler County Logistics Park Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Butler County Logistics Park Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 2010 and amended in 2012, 2013, 2015, 2017, 2019, and 2020, is being further amended to add land to the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area by this Amendment No. 7 (“Amendment” or “Amendment No. 7”).

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF URBAN RENEWAL AREA

The legal description of the property being added to the Urban Renewal Area by this Amendment No. 7 is attached hereto as Exhibit “A” and said property may be referred to as the Amendment No. 7 Subarea. A map of the property being added by Amendment No. 7 is attached hereto as Exhibit “B.” A map of the entire Urban Renewal Area, as amended, is attached hereto as Exhibit “C.”

BASE VALUE

The base value for the property being added by Amendment No. 7 shall be the assessed value as of January 1 of the calendar year preceding the year in which the property is added to the applicable TIF ordinance. Nothing in this Amendment otherwise affects other already established frozen base values for any other property already in the Area and the applicable TIF ordinance.

AREA DESIGNATION

The Amendment No. 7 Subarea is, and the Area as a whole continues to be, an economic development area that is appropriate for the promotion of new and expanded commercial and industrial enterprises.

DEVELOPMENT PLAN/ZONING

Butler County has a general plan for the physical development of the County outlined in the Butler County, Iowa Comprehensive Plan Update 2012. The goals, objectives, and eligible projects identified in this Urban Renewal Plan, as amended, and the projects identified in this Amendment are in conformity with the goals identified in the Butler County, Iowa Comprehensive Plan Update 2012.

This Urban Renewal Plan does not in any way replace the County’s current land use planning or zoning regulations 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 amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects may have been authorized prior to the date of this Amendment, and may be continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects identified in the original Plan or prior amendments.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 7)

Although certain project activities may occur over a period of years, in addition to the projects previously authorized in the Urban Renewal Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 7 include:

1. Public Improvements:

The County intends to construct the following roadway improvements which will improve access to recent and future commercial and industrial developments and otherwise facilitate the transport of goods, services, and employees related to commercial and industrial businesses. Projects include improvements on Orchid Lane, 220th Street, County Road T63, County Road T55, County Road C55, and County Road C67. Improvements may involve easement and right-of-way purchase, grading & drainage structure improvements, shoulder widening, roadway surfacing and bridge rehabilitation as more particular described below.

Project Description	Estimated Project Timeframe	Estimated Cost of Tax Increment Not to Exceed	Rationale
On Orchid Lane from Hwy 57 north to CN RR crossing	2022	\$600,000	Pave to accommodate increased truck traffic to crop spraying facility/air strip and improve road surface conditions for all traffic
On 220 th Street from 1000' west of Union Ave east to Hwy 3	2022	\$400,000	Grading at intersection of Union & 220 th Street to improve sight distance and HMA overlay of 220 th Street to add structure to roadway surface to accommodate increased truck traffic
On T63 from Wrangler Road north to C33	2025	\$700,000	Widen shoulders to accommodate increased truck traffic
On T63 from C45 south to C55	2025	\$1,800,000	Widen shoulders to accommodate increased truck traffic and improve road surface conditions for all traffic
On C55 from T63 east to N. Butler Road	2025	\$900,000	Widen shoulders to accommodate increased truck traffic and improve road surface conditions for all traffic
On T55 from C45 South to Westbrook Street	2028	\$2,200,000	Maintenance overlay to improve road surface conditions for all traffic
On C67 from T55 east to N. Butler Road	2028	\$600,000	Maintenance overlay to improve road surface conditions for all traffic
Total		\$7,200,000	

2. Development Agreement with Shell Rock Soy Processing, LLC: The County expects to consider a development agreement with Shell Rock Soy Processing, LLC (or a related entity) (“the “Developer”) pursuant to which the Developer would complete Minimum Improvements in the Urban Renewal Area and employ employees therein. Construction for the Minimum Improvements are anticipated to be

completed by November 2022. In return for the Developer's performance under the Development Agreement, the County would provide certain incentives to the Developer under the detailed terms of the Agreement and following satisfaction of certain conditions in the Agreement. The maximum amount of the incentives is not expected to exceed \$6,000,000.

2. Development Agreements: The County expects to consider requests for development agreements for projects that are consistent with this Plan, as amended, in the County's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the County expects to consider a broad range of incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax increment rebates, public infrastructure assistance, and other incentives. The costs of such development agreements will not exceed \$1,000,000.

3. Planning, engineering planning 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

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	\$74,536,076
2.	Current outstanding general obligation debt:	\$4,825,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 7) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment 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 consistent with the Plan, as amended, and in the public'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 (Amendment No. 7) as described above will be approximately as stated in the next column:	\$14,250,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

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 Iowa Code, 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. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County.

B. General Obligation Bonds.

Under Chapter 331 and Chapter 403 of the Iowa Code, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within Butler 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 Amendment. 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. 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.

JOINT AGREEMENTS - CITY-COUNTY

Because the Amendment No. 7 Subarea of the Butler County Logistics Park Urban Renewal Area contains property within two miles of the city limits of the Cities of Shell Rock, New Hartford, and Parkersburg, the County will enter into joint agreements with each of the aforementioned cities, pursuant to Section 403.17 of the Code of Iowa, which authorizes the County to carry out urban renewal project activities within each city's limits and/or within the city's two-mile "area of operation." Copies of the agreements are attached hereto as Exhibit "D". The original signed agreements will be on file with the County.

AGRICULTURAL LAND

Because the Amendment No. 7 Subarea of the Butler County Logistics Park Urban Renewal Area contains land that is defined as "agricultural land" by the *Code of Iowa* Section 403.17(3), the County has requested any owners of agricultural land proposed to be included in the Amendment No. 7 Subarea provide their consent in the form of an agreement in which the agricultural land owner agrees to allow the County to include real property, defined as "agricultural land," in the Area. A copy of the agreement is attached hereto, as Exhibit "E". The original signed agreement(s) are on file with the County.

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, 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 the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment No. 7 will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the Board of Supervisors.

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*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

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

EXHIBIT A

**LAND TO BE ADDED BY AMENDMENT NO. 7 TO THE BUTLER COUNTY LOGISTICS PARK
URBAN RENEWAL AREA**

9. the entire existing road right-of-way of Butler County Road Orchid Lane lying between railroad crossing on the North and Iowa Highway 57 on the South
10. the entire existing right-of-way of Iowa Highway 57 lying between Butler County Road Orchid Lane on the West and Butler County Road T47 on the East
11. the entire existing road right-of-way of Butler County Road T63 lying between Butler County Road C45 on the North and Butler County Road C55 on the South
12. the entire existing road right-of-way of Butler County Road C55 lying between Butler County Road T63 on the West and N. Butler Road on the East
13. the entire existing road right-of-way of Butler County Road T55 lying between Butler County Road C55 on the North and Westbrook Street on the South
14. the entire existing road right-of-way of Butler County Road C67 lying between Butler County Road T55 on the West and N. Butler Road on the East
15. The following parcels of land located in Section 4 Shell Rock Township, Butler County, Iowa.

Tax ID Parcel No. 12-04-100-045 (As shown in Instrument No. 2020-2975, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing Parcel C"

Parcel C in the Fractional Northwest Quarter of Section 4, township 91 North, Range 15 West of the 5th P.M., Butler County, Iowa, and more particularly described as follows: Beginning at the North Quarter Corner of said section; thence South 00°01'53" West, 1,646.46 Feet along the East line of the Fractional Northeast Quarter of the Northwest Quarter of said section to the Southeast Corner thereof, thence North 89°32'10" West, 2,146.69 Feet along the South line of said Fractional Northeast Quarter of the Northwest Fractional Quarter; and a portion of the Fractional Northwest Quarter of the Northwest Quarter; thence North 00°01'53" East, 1,639.05 Feet to the north line of said section; thence South 89°44'01" East (Assumed Bearing), 2,146.64 Feet along said North line to the Point of Beginning; Containing 80.955 acres, including 3.105 acres of 220th Street right-of-way

Tax ID Parcel No. 12-04-200-047 (As shown in Instrument No. 2020-3070, Office of the Recorder, Butler County, Iowa) "Shell Rock Soy Processing - Reints Parcel"

The North Fractional Half (Nfr1/2) of the Northeast Fractional Quarter (NEfr1/4) lying South and West of the Chicago, Rock Island and Pacific Railroad right of way; and the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), all in Section Four (4), Township Ninety-One (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, EXCEPT the following described tracts:

1. a tract commencing at the Northeast corner of said Section Four (4), thence South 588.7 feet along the East line of the Northeast Quarter (NE1/4) to the south line of the Chicago, Rock Island Railroad which is the point of beginning, thence due South 331.22 feet thence due West 183 feet,

thence due North 596.25 feet to the south line of the railroad, thence South 34°37' East along the south line of the railroad 322.07 feet to the point of beginning, and

2. a tract commencing at the Northeast corner of said Section Four (4), thence due South 969.92 feet to the Point of Beginning, thence due South 447.18 feet, thence North 88°50' West 158.47 feet to a pipe, thence North 1°38' East 37.16 feet to a pipe, thence North 88°29' West 102.59 feet to a pipe, thence North 4°27' West 421.37 feet to a pipe, thence South 86°52' East 293.02 feet to the Point of Beginning, and

3. Parcel "B" of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), in Section Four (4), township Ninety-one (91) North, Range Fifteen (15) West of the 5th P.M., Butler County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Butler County, Iowa, on December 4, 2003, as Instrument No. 2003-6387, Book M, Page 117

Tax ID Parcel No. 12-04-200-042 (As shown in Instrument No. 2018-2261, Office of the Recorder, Butler County, Iowa) "Hutt Parcel"

A tract located in the Northeast fractional Quarter of the Northeast fractional Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., described as commencing at the point where the Southwesterly edge of the right-of-way of the Chicago, Rock Island and Pacific Railroad intersects the west edge of the North-South road, which road is on the North-South line between the Northwest Quarter of Section 3, Township 91 North, Range 15 West of the Fifth P.M. and the Northeast Quarter of Section 4, Township 91 North, Range 15 West of the Fifth P.M., thence South along the west edge of said road a distance of 379 feet, thence due West a distance of 150 feet, thence due North to the Southwesterly edge of said railroad right of way, thence Southeasterly along the Southwesterly edge of said railroad right of way to point of beginning.

16. The following parcels of land located in Section 28 & 29, Albion Township, Butler County, Iowa.

Tax ID Parcel No. 15-28-100-044 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel B"

A Part of the NW¼ of Section 28, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the Center of said Section 28; thence S89°18'24"W, along the North line of the said NW¼ of Section 28, 368.10 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 2364.67 Feet to the West line of said NW¼ of Section 28; thence N00°14'49"E, along the said West line of the NW¼ of Section 28, 843.97 Feet; thence S86°37'47"E, 1009.04 Feet; thence S47°29'39"E, 1082.11 Feet; thence S56°22'52"E, 297.31 Feet; thence S76°12'26"E, 612.43 Feet to the East line of the said NW¼ of Section 28; thence S00°07'44"E, along the said East line of NW¼ of Section 28, 350.74 Feet to the Point of Beginning.

Tax ID Parcel No. 15-29-200-052 (As shown in Instrument No. 2020-1208, Office of the Recorder, Butler County, Iowa) "Parcel Q"

A Part of the NE¼ of Section 29, Township 90 North, Range 16 West of the 5th P.M., Butler County, Iowa, more particularly described as: Beginning at the N¼ Corner of said Section 29; thence N89°45'46"E, along the North line of the said NE¼ of Section 29, 1347.15 Feet to the NE Corner of the NW¼ of the said NE¼ of Section 29; thence S00°15'37"E, along the East line of the said NW¼ of the NE¼ of Section 29, 1056.29 Feet; thence S86°37'47"E, 1399.70 Feet to the East line of the said NE¼ of Section 29; thence S00°14'49"W, along the said East line of the NE¼ of Section 29, 843.97 Feet to the North line of the Illinois Central Railroad; thence N74°59'27"W, along the said North line of the Illinois Central Railroad, 1275.06 Feet; thence Northwesterly, continuing along the said North line of the Illinois Central Railroad, being the arc of a curve, concave Southwesterly, having a radius of 8456.31 Feet, an arc length of 506.91 Feet, chord of the last named curve bears N80°53'51"W, 506.84 Feet to the North line of the Former Chicago & Northwestern (Union Pacific) Railroad; thence N60°09'05"W, Along the said North line of the

Former Chicago & Northwestern Railroad, 682.16 Feet; thence Northwesterly, continuing Along the said North line of the former Chicago & Northwestern Railroad, being the arc of a curve, concave Southwesterly, having a Radius of 1650.00 Feet, an arc length of 381.85 Feet, chord of the last named curve bears N66°46'52"W, 381.00 Feet to the West line of the said NE¼ of Section 29; thence N00°38'05"W, along the said West line of the NE¼ of Section 29, 1073.37 Feet to the Point of Beginning.

EXHIBIT B

MAP OF PROPERTY BEING ADDED BY AMENDMENT NO. 7

Exhibit "B"

Butler County Logistics Urban Park Renewal Area

Shell Rock Soy Processing - Midwest Custom Ag Aviation

Butler County, Iowa

August 2021

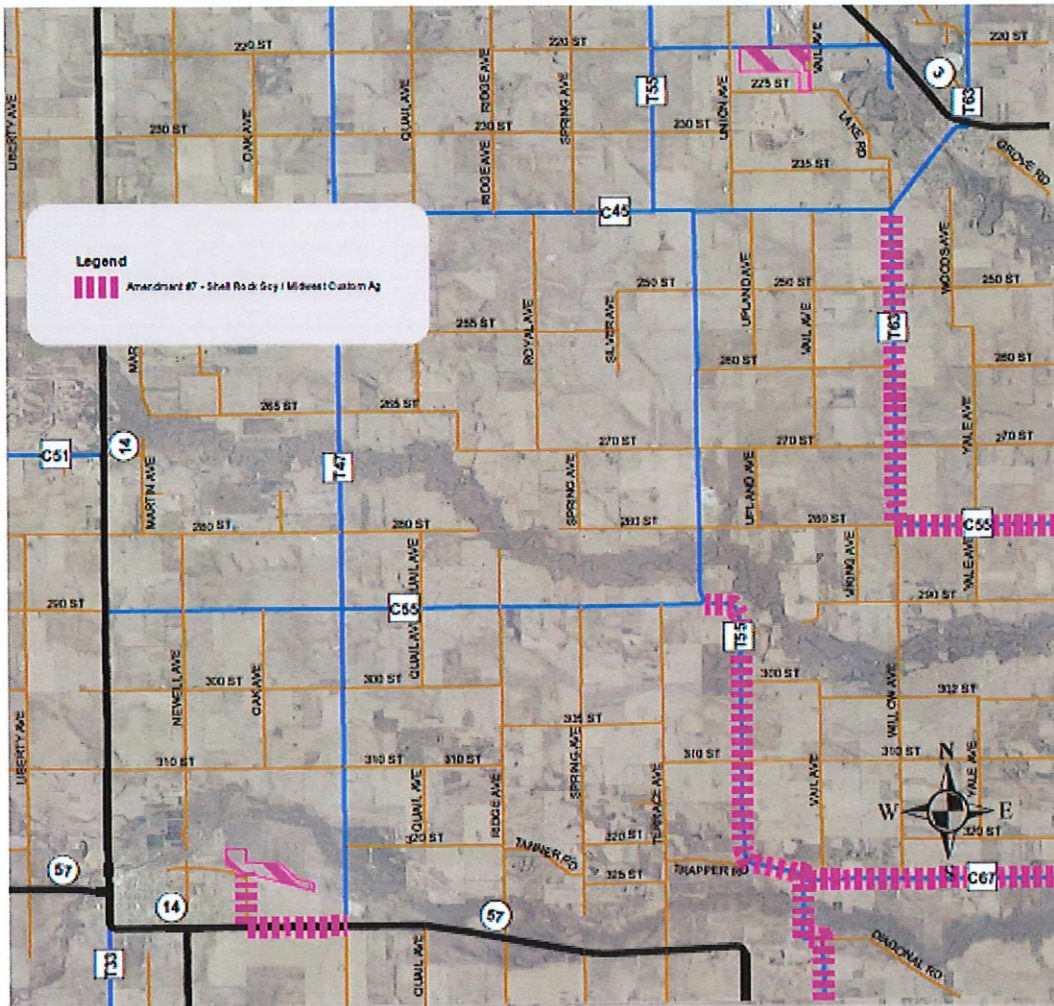


EXHIBIT C

BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL AREA,
AS AMENDED BY AMENDMENT NO. 7

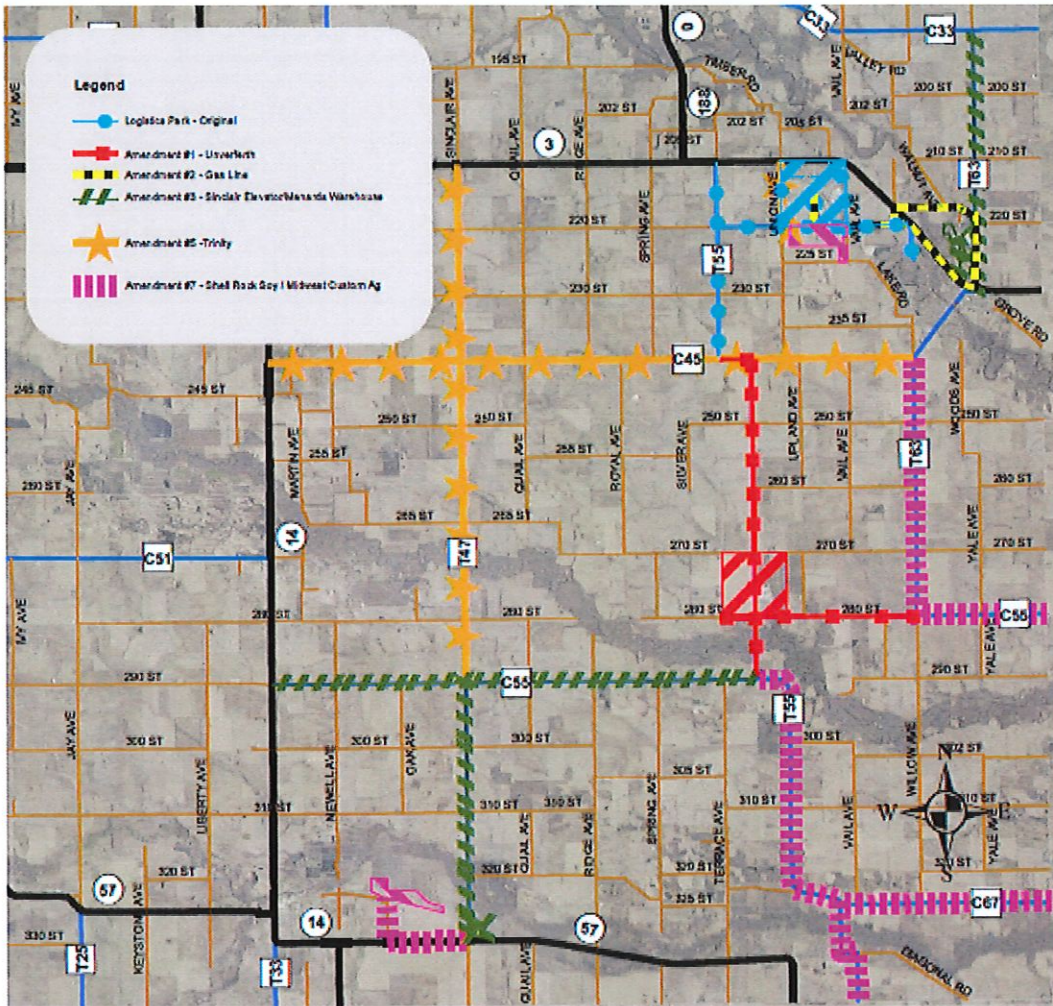
Exhibit "C"

Butler County Logistics Urban Park Renewal Area

Shell Rock Soy Processing - Midwest Custom Ag Aviation

Butler County, Iowa

August 2021



On this _____ day of _____, 2021, before me a Notary Public in and for the State of Iowa, personally appeared Greg Barnett and Leslie Groen, personally known, who being duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively of Butler 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 County Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for Butler County, Iowa

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF SHELL ROCK, STATE OF IOWA

_____, Mayor

ATTEST:

_____, City Clerk

STATE OF IOWA

)

) SS

COUNTY OF BUTLER

)

On this _____ day of _____, 2021, before me a Notary Public in and for said County, personally appeared _____ and _____, personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Shell Rock, 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.

Notary Public in and for Butler County, Iowa

EXHIBIT D
JOINT AGREEMENT- NEW HARTFORD

WHEREAS, Butler County, State of Iowa, (the "County") desires to amend an urban renewal area to include property within two miles of the City of New Hartford for the purpose of participating in urban renewal projects; and

WHEREAS, the City Council of New Hartford, State of Iowa, has reviewed Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan for the Butler County Logistics Park Urban Renewal Area and has determined that amendment of the area and completion of the projects are in the best interests of the City of New Hartford, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with said projects.

NOW THEREFORE, THE CITY OF NEW HARTFORD, STATE OF IOWA, AND BUTLER COUNTY, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of New Hartford, State of Iowa, hereby agrees and authorizes Butler County, State of Iowa, to proceed with the amendment of an urban renewal area as described in the Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan, and the undertaking of urban renewal projects therein within two miles the City of New Hartford.

2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the amendment of an urban renewal area in Butler County, State of Iowa, within two miles of and within the City of New Hartford, State of Iowa.

3. This Joint Agreement has been duly authorized by the governing bodies of the City of New Hartford, State of Iowa, and Butler County, State of Iowa.

PASSED AND APPROVED this _____ day of _____, 2021.

BUTLER COUNTY, STATE OF IOWA

Greg Barnett, Chairperson, Board of
Supervisors

ATTEST:

Leslie Groen, County Auditor

STATE OF IOWA)
) SS
COUNTY OF BUTLER)

On this _____ day of _____, 2021, before me a Notary Public in and for the State of Iowa, personally appeared Greg Barnett and Leslie Groen, personally known, who being duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively of Butler 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 County Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for Butler County, Iowa

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF NEW HARTFORD, STATE OF IOWA

_____, Mayor

ATTEST:

_____, City Clerk

STATE OF IOWA

)

) SS

COUNTY OF BUTLER

)

On this _____ day of _____, 2021, before me a Notary Public in and for said County, personally appeared _____ and _____, personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of New Hartford, 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.

Notary Public in and for Butler County, Iowa

EXHIBIT D
JOINT AGREEMENT- PARKERSBURG

WHEREAS, Butler County, State of Iowa, (the "County") desires to amend an urban renewal area to include property within two miles of the City of Parkersburg for the purpose of participating in urban renewal projects; and

WHEREAS, the City Council of Parkersburg, State of Iowa, has reviewed Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan for the Butler County Logistics Park Urban Renewal Area and has determined that amendment of the area and completion of the projects are in the best interests of the City of Parkersburg, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with said projects.

NOW THEREFORE, THE CITY OF PARKERSBURG, STATE OF IOWA, AND BUTLER COUNTY, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Parkersburg, State of Iowa, hereby agrees and authorizes Butler County, State of Iowa, to proceed with the amendment of an urban renewal area as described in the Amendment No. 7 to the Butler County Logistics Park Urban Renewal Plan, and the undertaking of urban renewal projects therein within two miles the City of Parkersburg.

2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the amendment of an urban renewal area in Butler County, State of Iowa, within two miles of and within the City of Parkersburg, State of Iowa.

3. This Joint Agreement has been duly authorized by the governing bodies of the City of Parkersburg, State of Iowa, and Butler County, State of Iowa.

PASSED AND APPROVED this _____ day of _____, 2021.

BUTLER COUNTY, STATE OF IOWA

Greg Barnett, Chairperson, Board of
Supervisors

ATTEST:

Leslie Groen, County Auditor

STATE OF IOWA
COUNTY OF BUTLER

)
) SS
)

On this _____ day of _____, 2021, before me a Notary Public in and for the State of Iowa, personally appeared Greg Barnett and Leslie Groen, personally known, who being duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively of Butler 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 County Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for Butler County, Iowa

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF PARKERSBURG, STATE OF IOWA

_____, Mayor

ATTEST:

_____, City Clerk

STATE OF IOWA

)

) SS

COUNTY OF BUTLER

)

On this _____ day of _____, 2021, before me a Notary Public in and for said County, personally appeared _____ and _____, personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Parkersburg, 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.

Notary Public in and for Butler County, Iowa

EXHIBIT E

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE BUTLER COUNTY LOGISTICS PARK URBAN RENEWAL AREA**

WHEREAS, Butler County, Iowa, (the "County") has established the Butler County Logistics Park Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, pursuant to a proposed Amendment No. 7 to the Urban Renewal Plan for the Area, the County has proposed to add to the Urban Renewal Area certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," 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 added to the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

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

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property proposed to be added to the Butler County Logistics Park Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that Butler County, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of Butler County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this _____ day of _____, 2021.

Name of Agricultural Land Owner: _____
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____ Date: _____

Print Name: _____

Witness: _____