

October 17, 2022

The Board of Supervisors of Grundy County, State of Iowa, met in regular session, in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Schildroth, in the chair, and the following named Board Members:

Vandelaar, Halverson, Smith, and Nederhoff

Absent: None

Vacant: None

* * * * *

Board Member Nederhoff then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED SNITTJER SOUTH URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN GRUNDY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Smith seconded the motion to adopt. The roll was called, and the vote was:

AYES: Vandehaar, Halverson, Smith,

Nederhoff and Schildroth

NAYS: None

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. 14-2022/2023

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED SNITTJER SOUTH URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN GRUNDY COUNTY, STATE OF IOWA

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 Snittjer South Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Snittjer South 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 Snittjer South Urban Renewal 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 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 approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan 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 Urban Renewal Plan 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 Plan 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 GRUNDY COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on October 25, 2022, in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, at 10:00 A.M., and the Executive Director of Butler-Grundy Development Alliance, 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 Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
GRUNDY COUNTY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
SNITTJER SOUTH URBAN RENEWAL PLAN FOR GRUNDY
COUNTY, STATE OF IOWA

Grundy 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 10:00 A.M. on October 25, 2022, in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa concerning a proposed Snittjer South Urban Renewal Plan for a proposed Snittjer South 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 proposed 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 proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

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 Executive Director of Butler-Grundy Development Alliance, or his delegate, as the designated representative of Grundy 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 Snittjer South 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 Grundy County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 17th day of October, 2022.

County Auditor, Grundy County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 A.M. on November 21, 2022, in the Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Sun Courier and Grundy Register, 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 SNITTJER SOUTH URBAN RENEWAL
PLAN FOR A PROPOSED URBAN RENEWAL AREA IN
GRUNDY COUNTY, STATE OF IOWA

The Board of Supervisors of Grundy County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on November 21, 2022 in Board Room, Grundy County Courthouse, 706 G Avenue, Grundy Center, Iowa, to consider adoption of a proposed Snittjer South Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Grundy County, State of Iowa.

The Snittjer South Urban Renewal Area is proposed to contain the land legally described as follows:

Parcel 760-B in the Plat of Survey located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 87 North, Range 18, West of the 5th P.M., Grundy County, Iowa, which Plat was recorded on June 9, 2021 as Instrument #2021-1419 in the office of the Grundy County, Iowa Recorder's Office.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Grundy Center, Iowa.

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

The general scope of the urban renewal activities under consideration in the Plan 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 Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan 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 Plan 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 Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

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 Grundy County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 17th day of October, 2022.


County Auditor, Grundy County, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

Section 6. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

PASSED AND APPROVED this 17th day of October, 2022.


Chairperson, Board of Supervisors

ATTEST:


County Auditor

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

**SNITTJER SOUTH
URBAN RENEWAL PLAN**

for the

**SNITTJER SOUTH
URBAN RENEWAL AREA
GRUNDY COUNTY, IOWA**

November 2022

Exhibit 1

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**Snittjer South Urban Renewal Plan
for the
Snittjer South Urban Renewal Area**

Grundy County, Iowa

A. INTRODUCTION

The Snittjer South Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Snittjer South Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial economic development in Grundy County, Iowa (the “County”). In order to achieve this objective, the County intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 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 appropriate for the promotion of economic development (commercial development).

D. BASE VALUE

After creation of the Urban Renewal Area, the Board of Supervisors may adopt a Tax Increment Financing (TIF) Ordinance to designate all or a portion of the property within the Area as a “TIF district” or “TIF taxing district.” After a TIF Ordinance is adopted/a TIF district is created within the Area, the County may certify debts and obligations to the County Auditor consistent with the TIF process under Iowa Code Section 403.19. If a TIF Ordinance is adopted and debt is certified prior to December 1, 2022, then the taxable valuation as of January 1, 2021 would be considered the frozen “base valuation” of the taxable property covered by the TIF ordinance for the purposes of the TIF process. If a TIF Ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2022, then the frozen “base value” will be the assessed value of the taxable property covered by the TIF Ordinance 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. It may be that multiple TIF ordinances will be adopted on separate portions of the Area as development occurs. If so, the frozen base values may vary among the subareas.

E. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole, outlined in the Grundy County Comprehensive Land Use Plan, adopted in 2004. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies established by the Grundy County Comprehensive Land Use Plan.

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

The need, if any, 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 Urban Renewal 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 to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the 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 provide for, and to help finance the cost of, the installation of public works and facilities including, but not limited to, roads, bridges, and other public improvements, which contribute to the sound development of the entire County.
3. To encourage growth and expansion of commercial and industrial enterprises, including agricultural businesses, within the County.
4. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
5. To help develop a sound economic base that will serve as the foundation for future growth and development.
6. To provide a more marketable and attractive investment climate in the County by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
7. To enhance the health, safety, living environment, general character, and general welfare of Grundy County, Iowa.
8. To promote economic development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

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 streets, bridges, culverts, 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 and 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 make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the 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. Development Agreement: Snittjer South LLC Agreement: The proposed urban renewal project anticipates Snittjer South LLC (or a related entity) will construct a grain storage and handling facility with multiple grain bins, commercial buildings, scale, and grain drying equipment, which will allow for the developer's operations and will result in the creation or retention of jobs in the County. Construction is expected to be completed by November 30, 2022. It is estimated that total construction costs for the building will be approximately \$12,000,000. The County expects to make annual grants to Snittjer South LLC in the form of rebates of incremental taxes generated by the project, subject to the terms and conditions of a detailed development agreement. The total cost of such grants shall not exceed \$1,700,000.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$20,000

I. FINANCIAL INFORMATION

1.	July 1, 2022 Constitutional Debt Limit	\$82,065,730
2.	Current Outstanding General Obligation Debt	\$7,025,000
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 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:	\$1,720,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

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. The 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 Chapter 331 and Chapter 403 of the *Code of Iowa*, 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 within the Area 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 of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

M. STATE AND LOCAL REQUIREMENTS

The County will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

N. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban

Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or removing land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The Board of Supervisors may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and shall remain in effect until terminated by the Board of Supervisors.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, 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, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the County 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 within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, 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 *Code of Iowa*) by the County for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

EXHIBIT A
LEGAL DESCRIPTION OF
SNITTJER SOUTH URBAN RENEWAL AREA

Parcel 760-B in the Plat of Survey located in the NE¼SE¼ of Section 35, Township 87 North, Range 18, West of the 5th P.M., Grundy County, Iowa, which Plat was recorded on June 9, 2021 as Instrument #2021-1419 in the office of the Grundy County, Iowa Recorder's Office.

**EXHIBIT B
MAP OF SNITTJER SOUTH URBAN RENEWAL AREA**



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CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF GRUNDY)

I, the undersigned County Auditor of Grundy County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and 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 Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this 17th day of October, 2022.



County Auditor, Grundy County, State of Iowa

(SEAL)