

CHAPTER 9

URBAN RENEWAL

EDITOR'S NOTE

The following ordinances not codified herein, and specifically saved from repeal, have been adopted establishing Urban Renewal Areas in the City and remain in full force and effect.

ORDINANCE NO.	ADOPTED	NAME OF AREA
152	December 9, 1991	Northeast Panora Urban Renewal Area
188	December 9, 1996	1996 Addition to the Northeast Urban Renewal Area
192	July 28, 1997	Northwest Urban Renewal Area
247	2007	Central Panora Urban Renewal Area

ORDINANCE NO. 152

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE NORTHEAST PANORA URBAN RENEWAL AREA OF THE CITY OF PANORA, IOWA, PURSUANT TO THE PROVISIONS OF SECTION 403.19 OF THE CODE OF IOWA(1991)

BE IT ENACTED by the Council of the City of Panora, Iowa, to-wit:

SECTION 1. Purpose. The purpose of this Ordinance is to provide for the division of taxes levied on the taxable property in the Northeast Panora Urban Renewal Area of the City of Panora, Iowa, each year by and for the benefit of the State, City, County, School District or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Panora, Iowa, to finance projects in such Urban Renewal Area.

SECTION 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Panora, Iowa.

"County" shall mean the County of Guthrie, Iowa.

"Urban Renewal Area" shall mean the Northeast Panora Urban Renewal Area of the City of Panora, Iowa, the legal description of which is set out below, such area having been identified in the Panora Urban Renewal Plan approved by the City Council by resolution adopted on December 9, 1991; to wit:

All of the following described real estate located within the City Limits of the City of Panora, Township Eighty North, Range Thirty West, of the 5th P.M., Guthrie County, Iowa, to-wit::

1. Lot Fifteen (15) of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/5) of Section Thirteen (13) except Railroad right of way; and
2. The West 13.68 acres (more or less) of the North One-half (N1/2) of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Thirteen,

Including all public streets and alleys included in or contiguous to all of the above described real estate.

SECTION 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of

this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any School District or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1, 1990, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid.

(b) That portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the city to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa (1991), incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) The portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa (1991), or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on and ad valorem basis upon land or real property.

SECTION 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional. This Ordinance is intended to be and shall be construed to fully invoke the provisions of Section 403.19 Code of Iowa (1991) and the division of taxes that it authorizes.

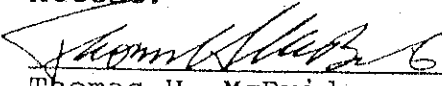
SECTION 6 Effective Date. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Panora, Iowa, this 9th Day of December, 1991. Approved this 9th day of December 1991.



Mayor

Attest:



Thomas H. McBride,
City Clerk/Administrator

ORDINANCE NO. 188

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 1996 ADDITION TO THE NORTHEAST URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA.

WHEREAS, the City Council enacted an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Northeast Urban Renewal Area of the City of Panora, Iowa, Pursuant to Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance the Northeast Urban Renewal Area in the City of Panora was designated a "tax increment area"; and

WHEREAS, the City Council now desires to increase the size of the "tax increment area" by adding additional property.

BE IT ENACTED by the Council of the City of Panora, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 1996 Addition to the Northeast Urban Renewal Area of the City of Panora, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective dates of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Panora to finance projects in the such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Panora, Iowa.

"County" shall mean the County of Guthrie, Iowa.

"Urban Renewal Area Amendment" shall mean the 1996 Addition to the Northeast Urban Renewal Area of the City of Panora, Iowa, the boundaries of which are set out below, approved by the City Council by resolution adopted on December 9, 1996;

Lot 1 of Lot 1 of the SE1/4, SE1/4 Section 32, T80N, R30W, except: Lot 1 and the N 1/2 of Lot 2 of Block C of Bulls 1st Addition, and except Lots 1 through 4 of Lot 1 of Lot 1 of the SE1/4, SE1/4 Section 32, T80N, R30W, Panora, Guthrie County, Iowa;

All of Lot 1, and Lot 1 of Lot 1, and Lot 2 of Lot 1, of the SW1/4, SW1/4, Section 33, T80N, R30W, Guthrie County, Iowa;

Blocks 8, 9 and 10 of E.J. Reynolds Addition, Panora (including the vacated portion of Southeast 8th Street south of Jackson Street, and the vacated alley east of Blocks 8 and 10, and vacated South Street between Blocks 8 and 10), Guthrie County, Iowa;

All of the SE1/4, SW1/4, of Section 33, T80N, R30W, Guthrie County, Iowa;

The SW1/4 of the SE1/4, except Lots One (1) and Two (2) of the SW1/4 of the SE1/4 in Section 33, T80N, R30W, Panora, Guthrie County, Iowa, and except a parcel lying in the SW1/4 of the SE1/4 of Section 33, T80N, R30W of the 5th. P.M., Guthrie County, Iowa, as described to wit:

Commencing at the S1/4 Corner of Section 33-80-30, thence S 89 36'37"E 423.50'; thence N 00 35'47"E 198.48'; thence N 89 36'37" W 423.50'; thence S 00 35'17" W 198.48' to the point of beginning, also described as the parcel of land located in the SW1/4 of the SE1/4 of Section 33, T80N, R30W of the 5th P.M. lying south of and adjacent to Lot 2 thereof and lying west of and adjacent to Lot 3 thereof, all in Guthrie County, Iowa.

Including all public streets and rights of way included in or contiguous to all of the above described real estate, and including the right-of-way of Iowa Highway 44 from a point on the eastern boundary of the former railroad right-of-way to its intersection with Utopia Avenue, and including Church Street from a point on the western boundary of the former railroad right-of-way to a point on the western boundary of the SE1/4, SW1/4, of Section 33, T80N, R30W, Guthrie County, Iowa.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Amendment. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Amendment each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Amendment is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Amendment, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not included territory in the Urban Renewal Area Amendment on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to the property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Amendment to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area Amendment, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Amendment exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds of the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area Amendment.

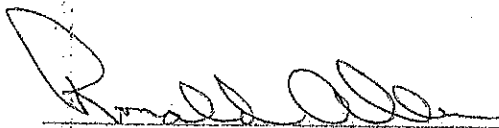
(d) as used in this section, the word taxes includes, but is not limited to, all levies on an ad valorem bases upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

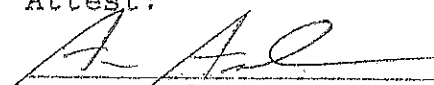
Section 5. Savings Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part of thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE PANORA CITY COUNCIL ON THE 9th DAY OF
DECEMBER, 1996.


Ronald Allen, Mayor

Attest:


Aaron Anderson, City Administrator

ORDINANCE NO. 192

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE NORTHWEST URBAN RENEWAL AREA OF THE CITY OF PANORA, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

BE IT ENACTED by the Council of the City of Panora, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Northwest Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Panora to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Panora, Iowa.

"County" shall mean the County of Guthrie, Iowa.

"Urban Renewal Area" shall mean the Northwest Urban Renewal Area, the boundaries of which are set out below, such area having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on July 28, 1997:

1. All property located within the platted subdivision identified as the "Deerfield Subdivision"; and,
2. All of Lots 1 and Lot 2 of Lot 3 of Lot 9 of the Northeast 1/4, Southwest 1/4, Section 32, T80N, R30W, Guthrie County, Iowa; and,
3. All of Lot 3 of Lot 9 of the Northeast 1/4, Southwest 1/4, Section 32, R30W, T80N, Guthrie County, Iowa.

Including all rights-of-way included in or contiguous to all of the real estate described in the above legal descriptions.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

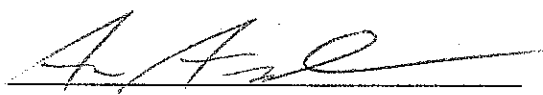
Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Panora, Iowa, the 28th day of July, 1997.

Mayor

Attest:



City Clerk