City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MSPW

FROM: Laura A. Schaefer, Finance Director/City Clerk las

DATE: December 19, 2016

SUBJECT: Fifth Amended and Restated Central Business District Urban Renewal Plan

- Public Hearing on the proposed Fifth Amended and Restated Urban Renewal Plan for the Amended and Restated Central Business District Urban Renewal Area
- Resolution determining an area of the City to be a blighted and economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Fifth Amended and Restated Urban Renewal Plan

At the November 14, 2016 meeting, Council approved a resolution that began the process to adopt the proposed Fifth Amended and Restated Central Business District Urban Renewal Plan. The memo that accompanied that resolution listed the steps needed to amend the urban renewal plan and are discussed below.

On November 29, 2016, a consultation meeting was held with the affected taxing entities (Carroll Community School District and Carroll County) to review the proposed Fifth Amended and Restated Central Business District Urban Renewal Plan. The minutes are attached.

The notice of public hearing was published on December 14, 2016 in the Daily Times Herald.

The Proposed Fifth Amended and Restated Urban Renewal Plan and resolution to adopt the plan are attached. The main changes to the urban renewal plan are:

1) Amending the area to include Lots 1-4, Block 25, Carroll (Original Town) in order to enter into a development agreement with DMBA Properties & Consulting, Inc. and Biokinemetrics and
2) Identifying the projects to be completed within the urban renewal area (listed as part of Section IV, Project Area Activities).

RECOMMENDATION: After public hearing, Council consideration and approval of the resolution adopting the Fifth Amended and Restated Central Business District Urban Renewal Plan.

City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

NOVEMBER 29, 2016
2:00PM
CITY MANAGER'S OFFICE
CITY OF CARROLL
CONSULTATION SESSION
URBAN RENEWAL PLAN FOR THE
FIFTH AMENDED AND RESTATED CENTRAL BUSINESS DISTRICT URBAN RENEWAL PROJECT AREA

Carroll County Auditor Kourtney Irlbeck discussed the proposed Fifth Amended and Restated Central Business District Urban Renewal Plan with City Manager Mike Pogge-Weaver and City Clerk Laura Schaefer.

No one representing the Carroll Community School District was present for the consultation.

No written comments were received.

Michel J. Pogge-Weaver, City Manager

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body:	The City Council of the City of Carroll, Iowa.
Date of Meeting:	December 27, 2016.
Time of Meeting:	5:15 P.M.
Place of Meeting:	Council Chambers, City Hall, 112 E. 5th Street, Carroll, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

- Public hearing on the proposed Fifth Amended and Restated Urban Renewal Plan for the Amended and Restated Central Business District Urban Renewal Area
- Resolution determining an area of the City to be a blighted and economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Fifth Amended and Restated Urban Renewal Plan

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

_____
City Clerk, City of Carroll, Iowa

November 27, 2016

The City Council of the City of Carroll, Iowa, met in regular session, in the Council Chambers, City Hall, 112 E. 5th Street, Carroll, Iowa, at 5:15 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the form of Fifth Amended and Restated Urban Renewal Plan (the "Proposed Plan"), the Mayor first asked for the report of the City Manager with respect to the consultation held with the affected taxing entities to discuss the Proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the City Manager with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the Proposed Plan, and the City Clerk reported that _____ written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Fifth Amended and Restated Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING FIFTH AMENDED AND RESTATED URBAN RENEWAL PLAN" and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

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

WHEREAS, this Council previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Fourth Amended and Restated Urban Renewal Plan (the "Current Plan") for the Amended and Restated Central Business District Urban Renewal Area (the "Urban Renewal Area") described therein, which Current Plan is on file in the office of the City Clerk; and

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

A. Original Project Area (1967) (Blighted Area)

Commencing at the intersection of the centerline of Sixth Street and the easterly right of way line of Court Street; thence South along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence West along said southerly right of way line of Fifth Street to the easterly right of way line of Main Street; thence south along the right of way line of Main Street to the southerly right of way line of Fourth Street; thence west along said southerly right of way line of Fourth Street to a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the Chicago & Great Western Railroad; thence northwesterly (approximately 15') parallel to the railroad track to the westerly line of the north-south alley extended between West Street and Carroll Street; thence north along the westerly line of said alley to the centerline of Sixth Street; thence east along said centerline of Sixth Street to the point of beginning.

B. First Amended Project Area (1971) (Blighted Area)

Block 23 located between 5th, Main, 4th, and Court Streets.

C. Second Amended Project Area (1985) (Blighted Area)

Commencing at the southeast corner of the intersection of Fourth Street with Adams Street; thence westerly along the southerly right of way line of Fourth Street to the easterly right of way line of Carroll Street; thence southerly to a point approximately 40 feet north of the northerly track of the Chicago and Northwestern Railroad; thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence northerly parallel to and 600 feet west of West Street to the middle of Sixth Street; thence easterly along the middle of Sixth Street to the westerly line of the alley between West Street and Carroll Street; thence south along the westerly line of said alley to a point 15 feet northeast of the former northeast track of the Chicago and Great Western Railroad; thence southeasterly 15 feet parallel to said former track to the point of beginning.

D. Third Amended Project Area (1990) (Blighted Area)

Commencing at the center of the intersection of Fourth Street with the centerline of Adams Street; thence southerly to a point approximately 30 feet north of the westerly main track of the Chicago and Northwestern

Railroad; thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence northerly along the centerline of Highway 71 to its intersection with the centerline of Highway 30; thence southeasterly along the centerline of Highway 30 to the intersection with West Sixth Street extended; thence westerly along the centerline of West Sixth Street to a point 600 feet west of West Street; thence southerly parallel to and 600 feet west of West Street to a point 30 feet north of the northerly track of the Chicago and Northwestern Railroad; thence Southeasterly 30 feet parallel to the northerly track of the Chicago and Northwestern Railroad to the easterly right of way line of Carroll Street; thence north to the Southerly right of way line of Fourth Street; thence easterly along the Southerly right of way line of Fourth Street to the point of beginning.

E. Fourth Amended Project Area (1991) (Blighted Area)

Beginning at the Intersection of U.S. Highway No. 30 and U.S. Highway No. 71 in Carroll, Carroll County, Iowa; thence Northwesterly along the centerline of said U.S. Highway 30 to the South line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East to the Easterly line of the northeast access road extended, running parallel to and east of U.S. Highway 71, thence southerly along the east line of the northeast access road to the centerline of Tenth Street, thence westerly along the centerline of Tenth Street to the centerline of Highway No. 30; thence northwesterly to the point of beginning.

F. Fifth Amended Project Area (2008) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Court Street; thence southerly along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence easterly along said southerly right of way line of Fifth Street to the easterly right of way line of Grant Road; thence northerly along said easterly right of way line of Grant Road to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Simon Avenue; thence northerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Eighth Street; thence westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Salinger Avenue; thence northerly along said easterly right of way line of Salinger Avenue to the northerly right of way line of Ninth Street; thence westerly along said northerly right

of way line of Ninth Street to the easterly right of way line of Boylan Avenue; thence northerly along said easterly right of way line of Boylan Avenue to the northerly right of way line of Tenth Street; thence westerly along the northerly right of way line of Tenth Street to the southeast corner of Lot 7 of Neu Add., Sub of Blk 4 and Resub of Lot 5; thence northerly along the westerly lot lines of Neu Add., Sub of Blk 4 and Resub of Lot 5 to the northerly right of way line of Fifteenth Street; thence westerly along the northerly right of way line of Fifteenth Street to the easterly line of the northeast access road extended, east of U.S. Highway 71; thence southerly along the easterly line of the northeast access road to the northerly right of way line of Tenth Street; thence westerly along said northerly right of way line of Tenth Street to the centerline of Sixth Street (U.S. Highway 30); thence southeasterly along said centerline of Sixth Street (U.S. Highway 30) to the point of beginning.

G. Sixth Amended Project Area (2014) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to a point parallel with the northerly right of way line of Eighth Street; thence westerly across

Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

WHEREAS, City staff has caused there to be prepared a form of Fifth Amended and Restated Urban Renewal Plan (the "Proposed Plan"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to amend, restate and otherwise update the Current Plan to reflect current City objectives and to describe current and anticipated project activities and City actions that may be undertaken in the Urban Renewal Area, including but not limited to the construction of certain curbing and gutter and other utility improvements in the 4th Street parking lot and on 5th Street, the funding of annual grants under a tax increment financing agreement with DMBA Properties & Consulting, Inc., and to add certain adjacent real property to the Urban Renewal Area, to be referred to as the Seventh Amended Project Area and which is legally described as follows:

H. Seventh Amended Project Area (2016) (Economic Development Area)

Commencing at the intersection of the westerly right of way line of Court Street and the Southerly right of way line of Fifth Street; thence East along said southerly right of way line of Fifth Street to the easterly right of way line of Clark Street; thence South along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the easterly right of way line of Main Street; thence North along said easterly right of way line of Main Street to the northerly right of way line of Fourth Street; thence East along said northerly right of way line of Fourth Street to the westerly right of way line of Court Street; thence North along said westerly right of way line of Court Street to the southerly right of way line of Fifth Street.

WHEREAS, by resolution adopted on November 14, 2016, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Proposed Plan and the division of revenue described therein, and that notice of the consultation and a copy of the Proposed Plan be sent to all affected taxing entities; and

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

WHEREAS, by resolution this Council also set a public hearing on the adoption of the Proposed Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in The Daily Times Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

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

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CARROLL, IOWA:

Section 1. That the findings and conclusions set forth or contained in Proposed Plan concerning the area of the City of Carroll, Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

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

B. The Proposed Plan conforms to the general plan for the development of the City as a whole; and

C. As to any areas of open land to be acquired by the City included within the Urban Renewal Area:

1. With reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

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

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

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

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

2. With reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area includes both blighted and economic development areas within the meaning of Iowa Code Chapter 403; that the Seventh Amended Project Area described herein is an economic development area that is appropriate for commercial and industrial enterprises; that all such areas are eligible for designation as an urban renewal area and otherwise meet all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Urban Renewal Area (including the Seventh Amended Project Area being added to it) are necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. The Fifth Amended and Restated Urban Renewal Plan of the City of Carroll, Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Fifth Amended and Restated Urban Renewal Plan for the Amended and Restated Central Business District Urban Renewal Area of the City of Carroll, Iowa"; the Fifth Amended and Restated Urban Renewal Plan is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the same with the proceedings of this meeting.

Section 5. That the Fifth Amended and Restated Urban Renewal Plan shall be in full force and effect from the date of this Resolution. The Fifth Amended and Restated Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Carroll County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this _____ day of _____, 2016.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

I, the undersigned City Clerk of the City of Carroll, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council 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 Council 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 Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council 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 City offices as indicated therein, that no Council 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 City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2016.

_____
City Clerk, City of Carroll, Iowa

(SEAL)

01301804-1\10275-045

Prepared by and return to: Laura Schaefer, City of Carroll, 112 E 5th Street, Carroll, IA 51401

FIFTH AMENDED and RESTATED
CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PLAN

CITY OF CARROLL, IOWA

ADOPTED BY
CARROLL CITY COUNCIL
ON

December 27, 2016

<u>Attachments</u>

Exhibit A: Project Area Map(s)

I. INTRODUCTION

This Fifth Amended and Restated Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") has been prepared to provide for the continued development of the Central Business District Project Area (the "Project Area") of the City of Carroll, Iowa (the "City"), and to stimulate, through public actions, financings and commitments, private investment in the re-development and in rehabilitation in the urban renewal Project Area. In order to achieve this objective, the City will undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 and 15A of the Code of Iowa, 2015, as amended (the "Code").

This Plan is a further amendment and restatement of the original Urban Renewal Plan for the Central Business District, adopted by the City Council in 1967 and amended in 1971, 1985, 1990 and 1991, and amended and restated in 2008, 2012, 2014 and 2015. This Plan shall serve as a new Urban Renewal Plan for the expanded and combined urban renewal project areas described herein.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Project Area is an "urban renewal area" as defined in the Code and is located within the city of Carroll, County of Carroll, State of Iowa. The general boundaries of the Project Area are illustrated on the Project Area Map(s) attached hereto as Exhibit A. The entire urban renewal area is comprised of eight (8) contiguous parcels or areas described as follows:

A. Original Project Area (1967) (Blighted Area)

Commencing at the intersection of the centerline of Sixth Street and the easterly right of way line of Court Street; thence South along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence West along said southerly right of way line of Fifth Street to the easterly right of way line of Main Street; thence south along the right of way line of Main Street to the southerly right of way line of Fourth Street; thence west along said southerly right of way line of Fourth Street to a point approximately 15 feet northeasterly and parallel to the northeastern-most track of the Chicago & Great Western Railroad; thence northwesterly (approximately 15') parallel to the railroad track to the westerly line of the north-south alley extended between West Street and Carroll Street; thence north along the westerly line of said alley to the centerline of Sixth Street; thence east along said centerline of Sixth Street to the point of beginning.

B. First Amended Project Area (1971) (Blighted Area)

Block 23 located between 5th, Main, 4th, and Court Streets.

C. Second Amended Project Area (1985) (Blighted Area)

Commencing at the southeast corner of the intersection of Fourth Street with Adams Street; thence westerly along the southerly right of way line of Fourth Street to the easterly right of way line of Carroll Street; thence southerly to a point approximately 40 feet north of the northerly track of the Chicago and Northwestern Railroad; thence westerly approximately 40 feet parallel to said northerly track to a point approximately 600 feet west of the westerly right of way line of West Street; thence northerly parallel to and 600 feet west of West Street to the middle of Sixth Street; thence easterly along the middle of Sixth Street to the westerly line of the alley between West Street and Carroll Street; thence south along the westerly line of said alley to a point 15 feet northeast of the former northeast track of the Chicago and Great Western Railroad; thence southeasterly 15 feet parallel to said former track to the point of beginning.

D. Third Amended Project Area (1990) (Blighted Area)

Commencing at the center of the intersection of Fourth Street with the centerline of Adams Street; thence southerly to a point approximately 30 feet north of the westerly main track of the Chicago and Northwestern Railroad; thence westerly, approximately 30 feet parallel to said westerly track, to the intersection with the centerline of Highway 71; thence northerly along the centerline of Highway 71 to its intersection with the centerline of Highway 30; thence southeasterly along the centerline of Highway 30 to the intersection with West Sixth Street extended; thence westerly along the centerline of West Sixth Street to a point 600 feet west of West Street; thence southerly parallel to and 600 feet west of West Street to a point 30 feet north of the northerly track of the Chicago and Northwestern Railroad; thence Southeasterly 30 feet parallel to the northerly track of the Chicago and Northwestern Railroad to the easterly right of way line of Carroll Street; thence north to the Southerly right of way line of Fourth Street; thence easterly along the Southerly right of way line of Fourth Street to the point of beginning.

E. Fourth Amended Project Area (1991) (Blighted Area)

Beginning at the Intersection of U.S. Highway No. 30 and U.S. Highway No. 71 in Carroll, Carroll County, Iowa; thence Northwesterly along the centerline of said U.S. Highway 30 to the South line of the Northeast Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa; thence East to the Easterly line of the northeast access road extended, running parallel to and east of U.S. Highway 71, thence southerly along the east line of the northeast access road to the centerline of Tenth Street, thence westerly along the centerline of Tenth Street to the centerline of Highway No. 30; thence northwesterly to the point of beginning.

F. Fifth Amended Project Area (2008) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Court Street; thence southerly along said easterly right of way line of Court Street to the southerly right of way line of Fifth Street; thence easterly along said southerly right of way line of Fifth Street to the easterly right of way line of Grant Road; thence northerly along said easterly right of way line of Grant Road to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Simon Avenue; thence northerly along said easterly right of way line of Simon Avenue to the northerly right of way line of Eighth Street; thence westerly along said northerly right of way line of Eighth Street to the easterly right of way line of Salinger Avenue; thence northerly along said easterly right of way line of Salinger Avenue to the northerly right of way line of Ninth Street; thence westerly along said northerly right of way line of Ninth Street to the easterly right of way line of Boylan Avenue; thence northerly along said easterly right of way line of Boylan Avenue to the northerly right of way line of Tenth Street; thence westerly along the northerly right of way line of Tenth Street to the southeast corner of Lot 7 of Neu Add., Sub of Block 4 and Resubdivision of Lot 5; thence northerly along the westerly lot lines of Neu Add., Sub of Block 4 and Resubdivision of Lot 5 to the northerly right of way line of Fifteenth Street; thence westerly along the northerly right of way line of Fifteenth Street to the easterly line of the northeast access road extended, east of U.S. Highway 71; thence southerly along the easterly line of the northeast access road to the northerly right of way line of Tenth Street; thence westerly along said northerly right of way line of Tenth Street to the centerline of Sixth Street (U.S. Highway 30); thence southeasterly along said centerline of Sixth Street (U.S. Highway 30) to the point of beginning.

G. Sixth Amended Project Area (2014) (Economic Development Area)

Commencing at the intersection of the centerline of Sixth Street (U.S. Highway 30) and the easterly right of way line of Grant Road; thence southerly along the easterly right of way line of Grant Road to the northerly right-of-way line of the Union Pacific Railroad; thence southeasterly along said northerly right-of-way line of the Union Pacific Railroad to the southwest corner of the East 81 feet of that part of the East Half of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M., lying north of the right-of-way of the Union Pacific Railroad; thence northerly along said westerly property line thereof to the southwest corner of Lot 26 of the Northeast Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 34 West of the 5th P.M.; thence easterly along said southerly property line of Lot 26 to the southeast corner of said Lot 26; thence northerly to the southerly right of way line of Highway 30; thence easterly along the said southerly right of way line of Highway 30 to the easterly right of way line of Bella Vista Drive; thence northerly along said easterly right of way line of Bella Vista Drive to a point parallel with the north property line of Lot E of Bella Vista First Addition First Resubdivision to the City of Carroll; thence westerly across Bella Vista Drive, and continuing westerly

along the north property line of said Lot E of Bella Vista First Addition First Resubdivision; thence southerly along the west property line of said Lot E of Bella Vista First Addition First Resubdivision; thence westerly along the south property line of Lot F of Bella Vista First Addition First Subdivision to the City of Carroll to the easterly right of way line of Monterey Drive; thence northerly along said easterly right of way line of Monterey Drive to a point parallel with the northerly right of way line of Eighth Street; thence westerly across Monterey Drive and continuing westerly along said northerly right of way line of Eighth Street, continuing westerly along the north property line of Lot 2, (except Lots A, C, D, E, and F thereof) Southeast Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 34 West of the 5th P.M., Carroll, and continuing westerly along the northerly right of way line of Eighth Street, to the westerly right of way line of Vine Street; thence southerly along said westerly right of way line of Vine Street to the northerly right of way line of Seventh Street; thence westerly along said northerly right of way line of Seventh Street to the easterly right of way line of Grant Road; thence southerly along said easterly right of way line of Grant Road to the point of beginning.

H. Seventh Amended Project Area (2016) (Economic Development Area)

Commencing at the intersection of the westerly right of way line of Court Street and the Southerly right of way line of Fifth Street; thence East along said southerly right of way line of Fifth Street to the easterly right of way line of Clark Street; thence South along said easterly right of way line of Clark Street to the northern boundary of the railroad right of way; thence West along the northern boundary of the railroad right of way to the easterly right of way line of Main Street; thence North along said easterly right of way line of Main Street to the northerly right of way line of Fourth Street; thence East along said northerly right of way line of Fourth Street to the westerly right of way line of Court Street; thence North along said westerly right of way line of Court Street to the southerly right of way line of Fifth Street.

III. URBAN RENEWAL PLAN OBJECTIVES

The overall goal of the Plan is to formulate and execute a workable program using public and private resources to eliminate blight and obsolescence within the renewal area and to alleviate and prevent conditions of unemployment by assisting and retaining local industries and commercial enterprises to strengthen and revitalize the economy while fostering redevelopment and rehabilitation activities consistent with the sound needs of the Central Business District and the City as a whole.

In accordance with the above overall goal, the primary re-development and rehabilitation objectives of the renewal area are as follows:

1. To preserve and create an environment which will protect the health, safety and general welfare of the City, preserve existing values of properties to remain within and adjacent to the Project Area, and to preserve taxable values of property within the area.

2. To eliminate substandard and obsolescent buildings, blighting influences, and environmental deficiencies which presently detract from the functional unity, aesthetic appearance, and economic welfare of the City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.

3. To strengthen Carroll as the retail trade, business, financial, administrative, governmental, and cultural center of the regional area by attracting new industries and businesses to the City and to encourage the expansion of existing city industries and businesses.

4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

5. To strengthen the economic well-being of Carroll and the Central Business District area by increasing retail and commercial activity, taxable values, and job opportunities.

6. To establish a pattern of land-use activities arranged in compact, compatible groupings so as to enhance the efficiency of operation and economic inter-relationships.

7. To provide for the orderly physical and economic growth of the Central Business District area through controlled re-development and rehabilitation.

8. To achieve development which is integrated both functionally and aesthetically with existing development which is to remain.

9. To ensure that the area is adequately served with public infrastructure and utilities, including roadways, storm and sanitary sewers, streetscape improvements, water, power, gas and telephone.

10. To improve the appearance of buildings, rights-of-way and open spaces, and to encourage high standards of design.

11. To provide sites to allow for an orderly expansion and professional up-grading of existing retail, commercial, professional and business uses and for the construction of new major retail or commercial and retail-related uses.

12. To provide sites for offstreet public parking facilities.

13. To encourage land uses compatible with the retail, professional and commercial functions of the Central Business District area, and the removal, prevention and discouragement of uses incompatible with that function.

14. To preserve major existing concentrations of sound retail and business uses through private rehabilitation and code enforcement.

15. To encourage beautification of the Central Business District area through appropriate public and private improvements.

16. The establishment of a circulation system which will enhance vehicular and pedestrian access to all parts of the expanded retail area and facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

IV. PROJECT AREA ACTIVITIES

As a means of assisting in the continued development of the Project Area and fulfilling of the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;

2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including alley, street and streetscape improvements (including those street and streetscape improvements being undertaken as part of the Corridor of Commerce Streetscape projects), water, sanitary sewer and storm sewer systems, traffic signals, sidewalks, and public utilities or other facilities in connection with urban renewal projects;

3. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;

4 To undertake the construction of improvements at or adjacent to the intersection of U.S. Highway 30 and Grant Road including demolition, grading and site preparation; utility, bridge, roadway and sidewalk construction; right-of-way and other property purchase; safety and traffic control improvements and other work necessary for a complete project;

5. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;

6. To borrow money and provide security therefor;

7. To establish and enforce controls, standards and restrictions on land use and buildings;

8. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;

9. To use tax increment financing to achieve a more marketable and competitive land offering price, to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or

10. To use any and all other powers, without limitation, granted by the Code to develop and provide for improved economic conditions in the City of Carroll.

The urban renewal projects currently in process or anticipated consist of the following:

- Streetscape improvements as part of the Corridor of Commerce Master Plan
- Intersection and approach improvements at Highway 30 and Grant Road
- Street resurfacing projects including:
  - Court Street: 4th Street to 7th Street
  - East Street: US 30 to 7th Street
  - Quint Avenue: US 30 to 7th Street
  - Sixth Street: Quint Avenue (Ext.) to US 30
  - Fifth Street: Court Street to Clark Street
- Streetscape improvements along NE Access Road: 10th Street to 15th Street
- Curb and gutter and other utility improvements in the 4th Street parking lot and along 5th Street.
- Tax increment financing rebate agreement for up to 15 years with DMBA Properties & Consulting, Inc. and Biokinemetrics for the re-development of Lots 1-4, Block 25, Carroll (Original Town, Carroll, Iowa.
- Downtown business identification signage improvements
- Community and wayfinding signage improvements

V. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage continued private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

A. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.

B. Tax Increment Financing. The City intends to utilize tax increment financing as a means to help pay for the costs associated with the continued development and improvement of the Project Area. General obligation bonds, tax increment revenue bonds or other such obligations or loan agreements may be issued by the City, and the City may advance available funds to pay project costs in anticipation of such borrowing, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

1. The construction of public improvements, such as streets and streetscape improvements, sanitary sewers, storm sewers, water mains or sidewalks;

2. The acquisition of land and preparation of same for sale to private developers;

3. The making of loans or grants to private businesses under Chapter 15A of the Code, including the grants/rebate payments to be made to DMBA Properties & Consulting, Inc. and Biokinemetrics (described in Section IV) and any debt service payments on any bonds or notes issued to finance such loans or grants; or

4. Providing the local matching share of CEBA, RISE or other state, federal or local grants and loan programs.

5. The costs associated with any of the other Project Area Activities described in Section IV of this Plan that are undertaken by the City, including any related legal, engineering or other consultant costs.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 260E, Chapter 384, Chapter 403, Chapter 404, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

VI. PROPERTY ACQUISITION

The City does not presently intend to acquire land in the Project Area for purposes of private development, although the City may acquire certain property, right-of-way or easements for purposes of constructing public infrastructure necessary to serve the Project Area. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;

2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or

3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.

VII. CLEARANCE AND DISPOSITION OF PROPERTY

The City may make improvements in preparation for redevelopment or transfer of land to private developers. Improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of the property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

VIII. LAND USE DEVELOPMENT

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City of Carroll's zoning ordinances and other applicable local, state and federal codes and ordinances.

IX. RELOCATION

The City does not anticipate the need to relocate persons or businesses in the Project Area. However, if relocation becomes necessary, the City will provide relocation assistance to or with respect to persons displaced by development activities in the Project Area for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, as and to the extent authorized by the Federal Uniform Relocation Act, as defined in Chapter 316 of the Code.

X. DEVELOPER REQUIREMENTS

In consideration of the efforts to be made by the City in furthering the development of the Project Area, developers that desire City assistance in connection with a project will be required to observe the land use requirements of this Urban Renewal Plan and to enter into a contractual agreement with the City in order to assure that the objectives of this Urban Renewal Plan are furthered or achieved.

Developers of City-owned properties will be selected on the basis of the conformance of their proposals to the Urban Renewal Plan and a determination of their ability to carry out such proposals. This may be through fixed-price offerings, through negotiation or by other means

which, in the determination of the City, will best assure the attainment of the development of the Project Area and the objectives of this Urban Renewal Plan.

Developers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City in order to establish their conformance with the provisions of this Urban Renewal Plan. In addition, it is expected that the following provisions will be included in agreements with developers:

1. Developers will submit plans and schedules for the proposed development to the City and will keep the City informed regarding progress on implementing these plans;

2. Any land purchased from the City can only be used for the purpose of development, and not for speculation;

3. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Urban Renewal Plan;

4. Construction of improvements will be initiated and completed within a reasonable time; and

5. There will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use of enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination or segregation with respect to the selection, location, number, use or occupancy of tenants, lessees, or sublessees in the premises therein conveyed.

The contract and other disposition documents to be executed by the developer will set forth, in detail, the provisions, standards and criteria for achieving the objectives and land use requirements established in this Urban Renewal Plan.

XI. PROJECT AND CITY INDEBTEDNESS

At this time, the extent of public improvements and other urban renewal activities to be undertaken within the Project Area is only generally known. A variety of unidentified private improvements, as well as public infrastructure improvements, are expected to be constructed within the Project Area during the duration of this Urban Renewal Plan. As such, the eventual level of City participation in both private and public improvements for the economic development of the Project Area cannot be fully determined at this time. However, to the extent that new tax increment revenues are generated and other appropriate funding sources are identified, the City may undertake a variety of project-related activities in the future.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed $10,000,000. Proceeds of such tax increment collections will be used to reimburse the City for the costs of undertaking the Project Area Activities described in this Plan within the Project Area.

As of June 30, 2016, the City of Carroll's outstanding general obligation indebtedness was $2,605,000. Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five percent of the value, as shown by the last certified state and county tax list, of all taxable property within the City. Based upon the actual value for 2015 of $774,381,176 (total actual value) on all taxable property within the City of Carroll, the City currently is limited to $36,114,059 of additional general obligation indebtedness.

XII. STATE AND LOCAL REQUIREMENTS

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

XIII. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, lack of 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.

XIV. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

If the City of Carroll desires to modify this Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local law.

XV. DURATION OF URBAN RENEWAL PLAN

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Carroll, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

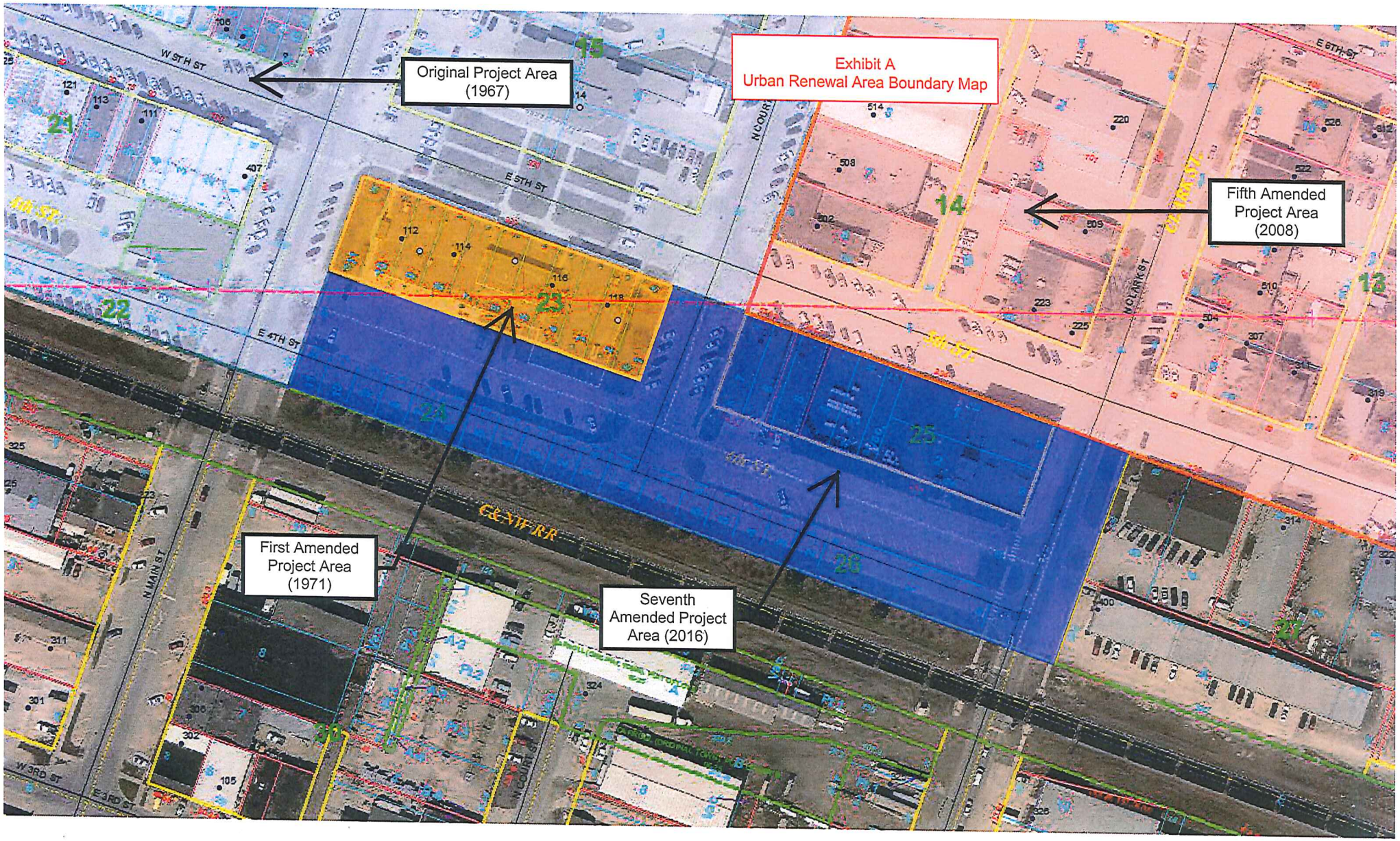
Exhibit A
Urban Renewal Area Boundary Map
Original Project Area
(1967)
Fifth Amended
Project Area
(2008)
First Amended
Project Area
(1971)
Seventh
Amended Project
Area (2016)
W 5TH ST
E 5TH ST
E 4TH ST
N COURT ST
N CLARK ST
N MAIN ST
W 3RD ST
E 3RD ST
C&NW RR
21
22
23
24
25
26
15
14
13

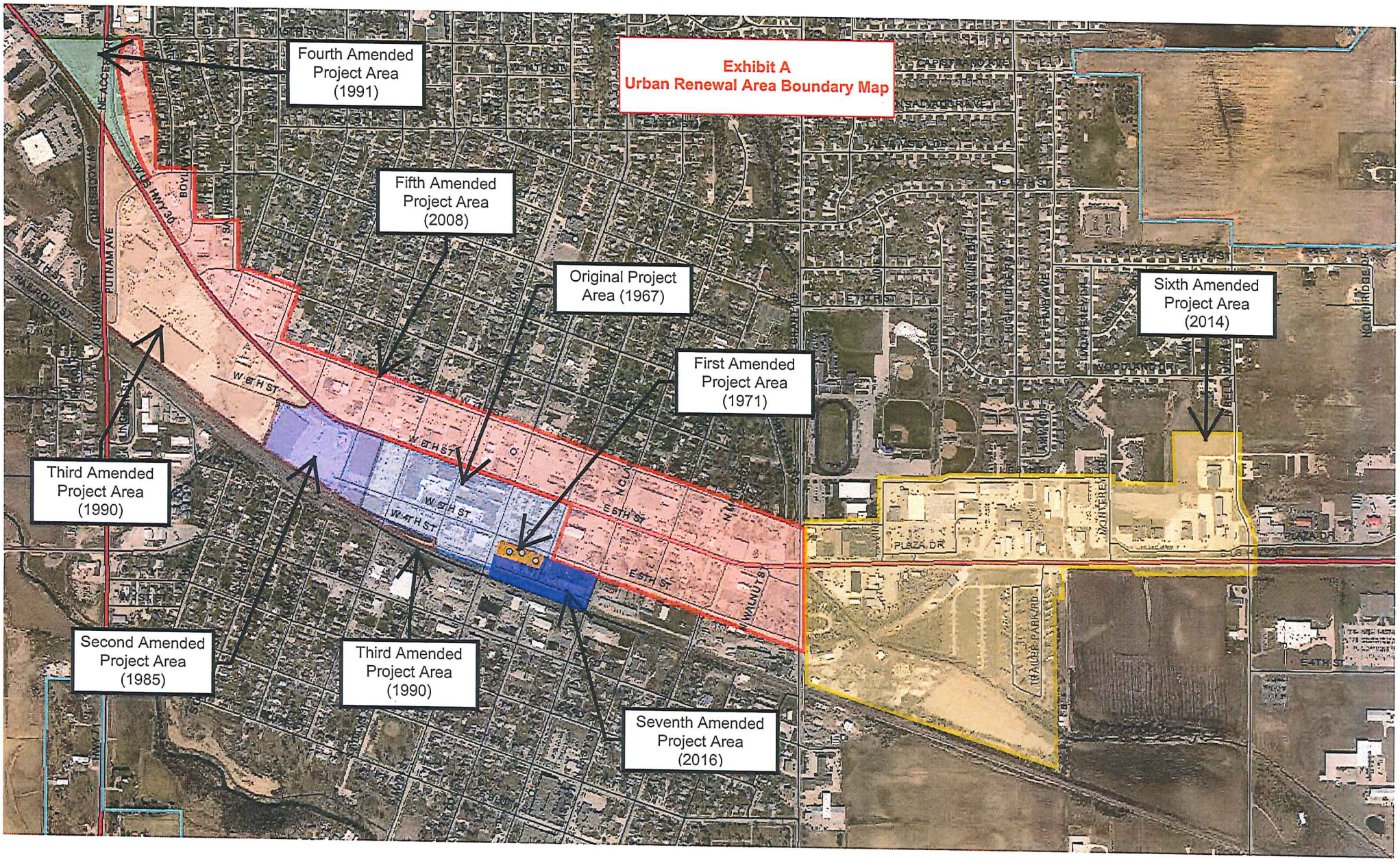
Exhibit A
Urban Renewal Area Boundary Map
Fourth Amended Project Area (1991)
Fifth Amended Project Area (2008)
Original Project Area (1967)
First Amended Project Area (1971)
Sixth Amended Project Area (2014)
Third Amended Project Area (1990)
Second Amended Project Area (1985)
Third Amended Project Area (1990)
Seventh Amended Project Area (2016)
W 6TH ST
W 5TH ST
W 4TH ST
E 6TH ST
E 5TH ST
PLAZA DR
MONTEREY
TRAILER PARK RD
PUTNAM AVE
W US HWY 30
WALNUT ST

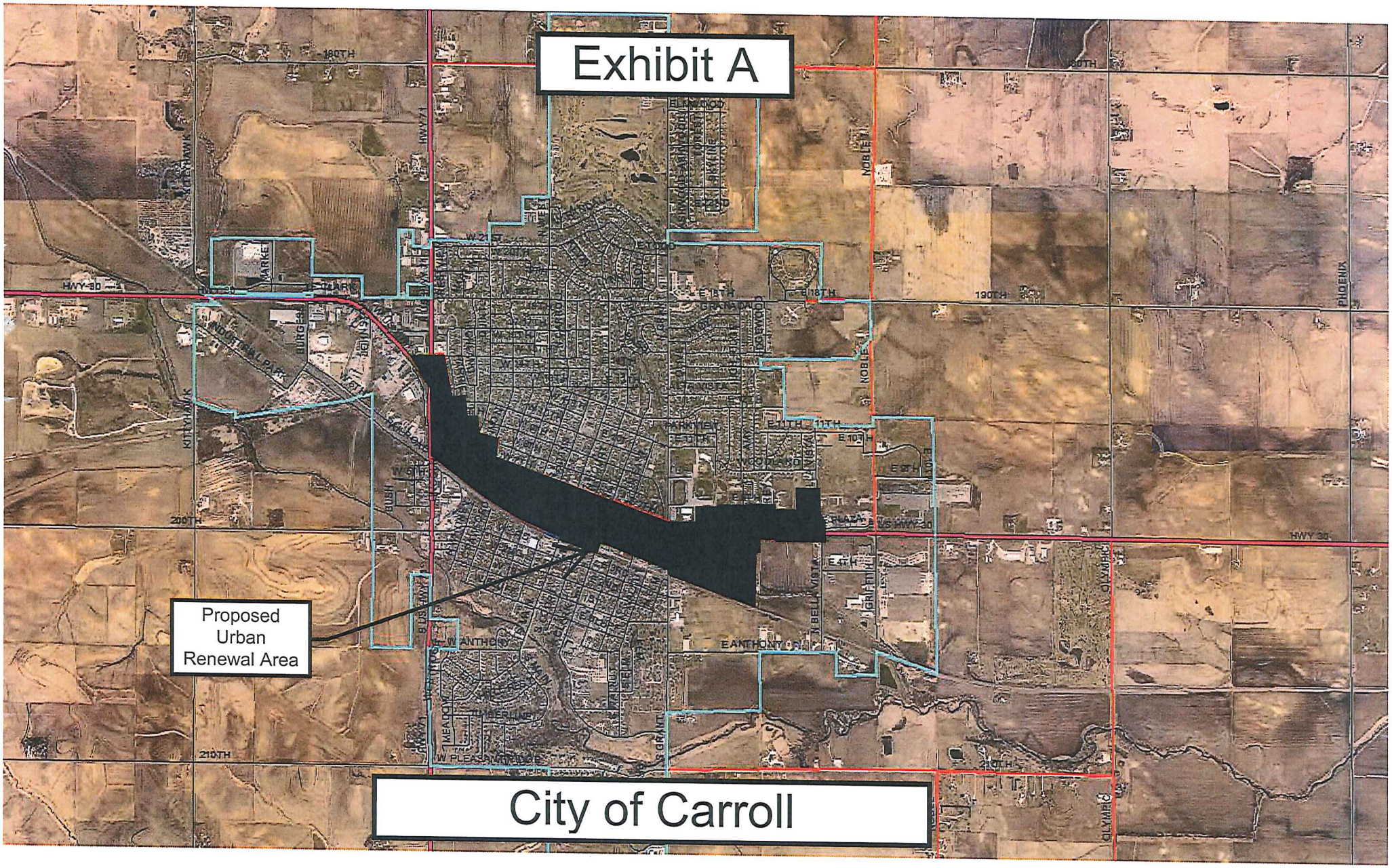
Exhibit A
Proposed
Urban
Renewal Area
City of Carroll
190TH
HWY 30
HWY 71
NOBLE
PHOENIX
BUSH
200TH
210TH
W ANTHONY
E ANTHONY
W PLEASANTRIDGE
MEADOW
TIMBERLINE
BELLA VISTA
OLYMPIC
GRANT
MARKET
BURGER
KIRKWOOD
E 18TH
E 11TH
E 10TH
E 8TH
E 7TH
E 6TH
W 21ST
W 20TH
W 19TH
W 18TH
W 17TH
W 16TH
W 15TH
W 14TH
W 13TH
W 12TH
W 11TH
W 10TH
W 9TH
W 8TH
W 7TH
W 6TH
W 5TH
W 4TH
W 3RD
W 2ND
W 1ST