City of Carroll

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

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: October 18, 2018

SUBJECT: Carroll Park Apartments Urban Renewal Plan – Development Agreement with Green Stream Homes of Iowa, L.L.C.

- Public hearing on the proposal to enter into a Development Agreement with Green Stream Homes of Iowa, L.L.C.
- Resolution ratifying, confirming and approving publication of notice of public hearing and approving and authorizing the execution of a Development Agreement by and between the City of Carroll and Green Stream Homes of Iowa, L.L.C.

At the June 25, 2018 Council meeting, direction was given by the City Council to proceed with creating an Urban Renewal Plan to support a development/tax increment finance (TIF) rebate agreement for the Carroll Park Apartments project. At the August 27, 2018 Council meeting a public hearing was held on the development agreement and action on the agreement was tabled until September 24, 2018. The agreement was again tabled at the September 24, 2018 meeting to a later date as parts of the agreement were still be negotiated between the Developer and City. Notice of the October 22, 2018 public hearing on the Development Agreement was published on October 18, 2018 in the Daily Times Herald.

The Development Agreement outlines the terms and conditions of the proposed incentive that will reimburse the developer the cost of installing the public utilities and infrastructure for the development. JEO Consulting Group Inc. has completed an engineer's conceptual opinion of probable cost on the public utilities and has estimated that the public utilities will cost $493,060. The Urban Renewal Plan specifies the maximum incentive will be the developer's certified cost of the public improvements or $600,000.

Since August 27th a number of changes have been made to the development agreement including, but not necessarily limited to:

- Changed the lead developer under the development agreement from Kenyon Hill Ridge, LLC to Green Stream Homes of Iowa, L.L.C. Green Stream Homes of Iowa, L.L.C. was the group who completed the subdivision plat and rezoning for Carroll Park Apartments.
- Revisions to Section 2.2(h) related to project financing commitments.
- Revisions to Section 2.2(j), Section 8.1(a) paragraphs 2 and 4, and deleting Section 11.1(a). The original agreement required that all units in the development be completed by September 1, 2021 was removed. If all of the units were not completed by September 1, 2021 the City could have sued the developer and forced the completion of all of the units. The revision provides no incentive will be given unless 50% of the apartment units and 50% of the duplex units are completed by June 1, 2022. Additionally, if only a portion of the units are completed by June 1, 2022 then the incentive would be reduced by the percentage of the units not completed by June 1, 2022.

- Revisions to Section 6.9 restricts government subsidized rental properties in the development for 21 years. That restriction will automatically renew for successive periods of 21 years. In the future if a "valid claim" would be required to extend the prohibition for additional 21-year terms then the City can do that automatically without the current property owner's consent.
- Article IX was added to the agreement allowing the developer to terminate the agreement by April 1, 2019. If the agreement were to be terminated the developer would still be obligated to repay the City's legal costs under Section 11.5(a).
- Exhibit F was added to provide a sample verified claim form.
- The dates have been updated in the agreement reflecting the start of construction moving from the Fall of 2018 to the Spring of 2019.

The City worked with Nathan Overberg and Jenna Bishop, attorneys with Ahlers & Cooney, P.C., to create the draft Development Agreement.

STAFF RECOMMENDATIONS: After public hearing, Council consideration and possible approval of a resolution ratifying, confirming and approving publication of notice of public hearing and approving and authorizing the execution of a Development Agreement by and between the City of Carroll and Green Stream Homes of Iowa, L.L.C.

October 22, 2018

The City Council of the City of Carroll in the State of Iowa, met in _____ session, in the Media Center, Carroll High School, 2809 North Grant Road, 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: _____

Vacant: _____

* * * * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between the City of Carroll and Green Stream Homes of Iowa, L.L.C., and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 364.6 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled " RESOLUTION RATIFYING, CONFIRMING AND APPROVING PUBLICATION OF NOTICE OF PUBLIC HEARING AND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CARROLL AND GREEN STREAM HOMES OF IOWA, L.L.C.", and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2018, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION RATIFYING, CONFIRMING AND APPROVING PUBLICATION OF NOTICE OF PUBLIC HEARING AND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CARROLL AND GREEN STREAM HOMES OF IOWA, L.L.C.

WHEREAS, by Resolution No. 1885, adopted August 27, 2018, this Council 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 Carroll Park Apartments Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Carroll Park Apartments Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Carroll County; and

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

WHEREAS, the City has received a proposal from Green Stream Homes of Iowa, L.L.C. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the proposed Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of approximately 60 two-bedroom Housing Units and 16 duplex Housing Units, together with all related site improvements, and Infrastructure Improvements, including streets, sanitary sewer, storm sewer, and other necessary infrastructure, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that, under the terms and following Developer's satisfaction of the conditions set forth in the Agreement, the City will make annual payments of Economic Development Grants to Developer starting the first fiscal year in which Tax Increment generated by the construction of the Minimum Improvements is collected pursuant to Iowa Code Section 403.19 and ending after 10 Grants have been paid or in the fiscal year that the maximum cumulative total of the Grants has been paid, whichever is earlier; the cumulative total for all Grants is not to exceed the lesser of (i) $600,000, (ii) the amount of the Developer's certified costs and expenses in constructing the Infrastructure Improvements, or (iii) the amount of Tax Increment collected, before the Termination Date of the Agreement, in respect of the Minimum Improvements less the amount of Tax Increment set aside annually to satisfy the low and moderate income housing assistance requirements of Section 403.22; and

WHEREAS, Iowa Code Chapters 15A and 403 authorize cities to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.

b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.

c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.

d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, by Resolution No. 1826, adopted August 6, 2018, this Council set the date for a public hearing on the Agreement for August 27, 2018; and

WHEREAS, action on this Agreement was subsequently postponed at the Council meetings held on August 27, September 24, and October 8; and

WHEREAS, due to the delay in action on the Agreement and changes to the Agreement, city staff caused publication to be made on a second notice of public hearing on the proposal to enter into the Agreement, declaring the time and place of this meeting as the public hearing at which the City Council would receive oral and/or written objections from any resident or property owner of the City to the proposal to take action on the authorization of the Agreement; and

WHEREAS, pursuant to said notice, this Council has held a public meeting and hearing on this date upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the actions of city staff setting the revised time and date of a public hearing before the City Council for the purpose of taking action on the matter of entering in to the Agreement as the meeting on the 22nd day of October, 2018, at 5:15 P.M. in the Media Center at the Carroll High School located at 2809 North Grant Road, Carroll, Iowa; the actions of city staff causing publication of notice of said public hearing in a legal newspaper, printed wholly in the English language, published at least weekly, and having general circulation in the City; and the form of said notice are hereby ratified, confirmed, and approved.

Section 2. That the performance by the City of its obligations under the Agreement, including but not limited to making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 3. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 22nd day of October, 2018.

_____
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 records of the City showing proceedings of the 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 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 Council hereto affixed this _____ day of _____, 2018.

_____
City Clerk, City of Carroll, State of Iowa

(SEAL)

01529820-1\10275-068

AGREEMENT FOR PRIVATE DEVELOPMENT

By and Between

THE CITY OF CARROLL, IOWA

AND

GREEN STREAM HOMES OF IOWA, L.L.C.

_____, 2018

Execution Version

AGREEMENT FOR
PRIVATE DEVELOPMENT

THIS AGREEMENT FOR PRIVATE DEVELOPMENT (hereinafter the "Agreement"), is made on or as of the _____ day of _____, 2018, by and between the CITY OF CARROLL, IOWA, a municipality (hereinafter the "City"), established pursuant to the Code of Iowa of the State of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2017, as amended (hereinafter the "Urban Renewal Act"), and GREEN STREAM HOMES OF IOWA, L.L.C., an Iowa limited liability company with offices for the transaction of business at 15602 Wilden Dr, Urbandale, IA 50323 (hereinafter the "Developer").

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for economic development in a residential area in the City and, in this connection, the City will adopt or has adopted the Carroll Park Apartments Urban Renewal Plan (the "Urban Renewal Plan") for purposes of carrying out urban renewal project activities in an area known as the Carroll Park Apartments Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, a copy of the foregoing Urban Renewal Plan has been or will be recorded among the land records in the office of the Recorder of Carroll County, Iowa; and

WHEREAS, the Developer owns or will acquire certain real property located in the foregoing Urban Renewal Area as more particularly described in Exhibit A attached hereto and made a part hereof (which property as so described is hereinafter referred to as the "Development Property"); and

WHEREAS, the Developer is willing to cause certain Minimum Improvements to be constructed on the Development Property in the Urban Renewal Area; and

WHEREAS, the City believes that the development of the Development Property pursuant to this Agreement and the fulfillment generally of this Agreement, are in the vital and best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I. DEFINITIONS

Section 1.1. Definitions. In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement and all exhibits and appendices hereto, as the same may be from time to time modified, amended, or supplemented.

Carroll Park Apartments Urban Renewal Area Tax Increment Revenue Fund means the special fund of the City created under the authority of Section 403.19(2) of the Code and the Ordinance, which fund was created in order to pay the principal of and interest on loans, monies advanced to or indebtedness, whether funded, refunded, assumed, or otherwise, including bonds or other obligations issued under the authority of Chapters 15A, 403, or 384 of the Code, incurred by the City to finance or refinance in whole or in part projects undertaken pursuant to the Urban Renewal Plan for the Urban Renewal Area.

City means the City of Carroll, Iowa, or any successor to its functions.

Code means the Code of Iowa, 2017, as amended.

Commencement Date means the date of this Agreement.

County means the County of Carroll, Iowa.

Developer means GREEN STREAM HOMES OF IOWA, L.L.C. and its permitted successors and assigns.

Development Property means that portion of the Carroll Park Apartments Urban Renewal Area of the City described in Exhibit A hereto.

Economic Development Grants mean the payments of Tax Increment to be made by the City to the Developer under Article VIII of this Agreement.

Event of Default means any of the events described in Section 11.1 of this Agreement.

First Mortgage means any Mortgage granted to secure any loan made pursuant to either a mortgage commitment obtained by the Developer from a commercial lender or other financial institution to fund any portion of the construction costs and initial operating capital requirements of the Minimum Improvements, or all such Mortgages as appropriate.

Green Stream Homes of Iowa, L.L.C. TIF Account means a separate account within the Carroll Park Apartments Urban Renewal Area Tax Increment Revenue Fund of the City in which there shall be deposited Tax Increments received by the City with respect to the Minimum Improvements and Development Property.

Homebuyer means the person or persons who purchase or rent a Housing Unit.

Housing Unit shall mean each dwelling unit constructed on the Development Property.

Indemnified Parties means the City and the governing body members, officers, agents, servants, and employees thereof.

Infrastructure Improvements shall mean the construction of streets, water infrastructure, sanitary sewer, storm sewer, and other necessary infrastructure to be completed by Developer on the Development Property under this Agreement, as detailed in Exhibit B attached to this Agreement, which improvements shall be dedicated to the City upon acceptance by the City.

Minimum Improvements shall mean the construction of Housing Units and Infrastructure Improvements on the Development Property as more particularly described in Exhibits B and B-1 to this Agreement.

Mortgage means any mortgage or security agreement in which the Developer has granted a mortgage or other security interest in the Development Property, or any portion or parcel thereof, or any improvements constructed thereon.

Net Proceeds means any proceeds paid by an insurer to the Developer under a policy or policies of insurance required to be provided and maintained by the Developer pursuant to Article V of this Agreement and remaining after deducting all expenses (including fees and disbursements of counsel) incurred in the collection of such proceeds.

Ordinance means the Ordinance of the City under which the taxes levied on the taxable property in the Urban Renewal Area shall be divided and a portion paid into the Carroll Park Apartments Urban Renewal Area Tax Increment Revenue Fund.

Project shall mean the construction of the Minimum Improvements on the Development Property, as described in this Agreement.

Qualified Costs and Expenses means the costs and expenses incurred by Developer and related to the design and construction of the Infrastructure Improvements, including, without limitation, interest during construction and for not more than six months thereafter, costs for landscaping, grading, drainage, paving, engineering, plans and specifications, labor, materials, supplies, equipment use and rental, delivery charges, overhead, mobilization and legal expenses related to those improvements, as more particularly described herein.

State means the State of Iowa.

Tax Increments means the property tax revenues on the Housing Units and Development Property divided and made available to the City for deposit in the Green Stream Homes of Iowa, L.L.C. TIF Account of the Carroll Park Apartments Urban Renewal Area Tax Increment Revenue Fund under the provisions of Section 403.19 of the Code and the Ordinance.

Termination Date means the date this Agreement terminates, as established in Section 12.9 of this Agreement.

Unavoidable Delays means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to storms, floods, fires, explosions, or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts, or other labor disputes, litigation commenced by third parties, or the acts of any federal, State, or local governmental unit (other than the City with respect to the City's obligations).

Urban Renewal Area shall mean the area known as the Carroll Park Apartments Urban Renewal Area.

Urban Renewal Plan means the Carroll Park Apartments Urban Renewal Plan, approved in respect of the Carroll Park Apartments Urban Renewal Area, described in the preambles hereof.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

a. The City is a municipal corporation and political subdivision organized under the provisions of the Constitution and the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

b. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions, or provisions of any contractual restriction, evidence of indebtedness, agreement, or instrument of whatever nature to which the City is now a party or by which it is bound, nor do they constitute a default under any of the foregoing.

c. All covenants, stipulations, promises, agreements, and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of the City only, and not of any governing body member, officer, agent, servant, or employee of the City in the individual capacity thereof.

Section 2.2. Representations and Warranties of Developer. The Developer makes the following representations and warranties:

a. The Developer is an Iowa limited liability company duly organized and validly existing under the laws of the State of Iowa, and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

b. This Agreement has been duly and validly authorized, executed, and delivered by the Developer and, assuming due authorization, execution, and delivery by the City, is in full force and effect and is a valid and legally binding instrument of the Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions, or provisions of the governing documents of the Developer or of any contractual restriction, evidence of indebtedness, agreement, or instrument of whatever nature to which the Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits, or proceedings pending or threatened against or affecting the Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results or operations of the Developer or which in any manner raises

any questions affecting the validity of the Agreement or the Developer's ability to perform its obligations under this Agreement.

e. The Developer cause the Minimum Improvements to be constructed on the Development Property in accordance with the terms of this Agreement, the Urban Renewal Plan, and all local, State, and federal laws and regulations.

f. The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

g. The Developer has not received any notice from any local, State, or federal official that the activities of the Developer with respect to the Development Property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has previously been notified in writing). The Developer is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State, or federal environmental law, regulation, or review procedure applicable to the Development Property, and the Developer is not currently aware of any violation of any local, State, or federal environmental law, regulation, or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

h. The Developer is exercising due diligence to obtain firm commitments, and shall provide the City with proof of such commitments within one hundred eighty (180) days of the Commencement Date, for construction or acquisition and permanent financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the Minimum Improvements in accordance with the Construction Plans contemplated in this Agreement and the performance and maintenance bonds required under Section 6.6 hereof. The parties may mutually agree in writing to extend the deadline for proof of financial commitments.

i. The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal, or public safety problems which may arise in connection with the construction and operation of the Minimum Improvements.

j. The Developer expects that, barring Unavoidable Delays, construction of the Infrastructure Improvements shall be complete on or before March 1, 2020.

k. The Developer is investing approximately $11,500,000 in the Project.

l. The Developer would not undertake its obligations under this Agreement without the potential for payment by the City of the Economic Development Grants being made to the Developer pursuant to this Agreement.

ARTICLE III. CONSTRUCTION OF MINIMUM IMPROVEMENTS, TAXES AND PAYMENTS

Section 3.1. Construction of Minimum Improvements.

a. The Developer agrees that it will cause the Minimum Improvements to be constructed on the Development Property in conformance with all applicable federal, State, and local laws, ordinances, and regulations, including any City permit and/or building requirements. All work with respect to the Minimum Improvements shall be in conformity with any plans approved and/or permits issued by the building official(s) of the City, which approvals and permits shall be made according to standard City processes for such plans and permits. The Developer agrees that the scope and scale of the Minimum Improvements as constructed shall not be significantly less than the scope and scale as detailed and outlined in this Agreement.

b. The Developer agrees that it shall permit designated representatives of the City, upon reasonable notice to the Developer (which does not have to be written), to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction and the progress thereof.

Section 3.2. Completion and Dedication of Infrastructure Improvements.

a. Subject to Unavoidable Delays, the Developer shall (i) cause construction of the Infrastructure Improvements to be undertaken and completed by March 1, 2020, and (ii) dedicate the Infrastructure Improvements to the City, subject to the conditions of Section 3.2(b), by September 1, 2020, or such other dates as the parties shall mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend these dates by a number of days equal to the number of days lost as a result of Unavoidable Delays.

b. Upon notice from the Developer of completion of the Infrastructure Improvements, the City shall inspect the Infrastructure Improvements and determine whether they have been completed in accordance with this Agreement. If the City finds that the Infrastructure Improvements have been duly completed in compliance with this Agreement and all federal, State, and City laws, regulations, ordinances, policies, and procedures; and the City is in receipt of copies of the maintenance bonds required by Section 6.6; the Developer shall dedicate to the City and the City shall accept dedication of the Infrastructure Improvements.

Section 3.3. No Special Legal Entitlements to Infrastructure Improvements. Developer recognizes and agrees, that upon dedication to the City and the City's acceptance thereof, the Infrastructure Improvements shall be owned by the City and that nothing in this Agreement grants Developer any special legal entitlements or other rights not held by members of the general public with respect to ownership, sufficiency for any particular purpose, or use of the Infrastructure Improvements.

Section 3.4. Certification of Qualified Costs and Expenses. The Developer shall certify to the City the amount of all Qualified Costs and Expenses of the Infrastructure Improvements dedicated to and accepted by the City, and that such amounts are true and correct. The Developer shall submit the Certification after all the Infrastructure Improvements have been completed, dedicated to and accepted by the City. *See* Exhibit D for the form of Certification. Along with the Certification, Developer shall attach invoices for and other documentation showing substantiation of Qualified Costs and Expenses incurred for construction of the Public Improvements. The City's engineer shall review Developer's Certification to verify the submitted costs and expenses as Qualified Costs and Expenses.

Section 3.5. Real Property Taxes. Developer or its successors shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Development Property acquired and owned by them and pursuant to the provisions of this Agreement. Until Developer's obligations have been assumed by any other person or legal title to the property is vested in another person, all pursuant to the provisions of this Agreement, Developer shall be solely responsible for all assessments and taxes.

Developer and its successors agree that prior to the Termination Date:

a. They will not seek administrative review or judicial review of the applicability or constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Development Property or Minimum Improvements, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and

b. They will not seek any tax exemption deferral or abatement either presently or prospectively authorized under any State, federal, or local law with respect to taxation of real property contained on the Development Property between the Commencement Date and the Termination Date.

ARTICLE IV. RESERVED

ARTICLE V. INSURANCE

Section 5.1. Insurance Requirements.

a. Developer will provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of the City, furnish the City with proof of coverage or payment of premiums on):

i. Builder's risk insurance, written on the so-called "Builder's Risk–Completed Value Basis," in an amount equal to the full replacement cost of the Public Improvements, and with coverage available in non-reporting form on the so-called "all risk" form of policy.

ii. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damage of at least $1,000,000 for each occurrence. The City shall be named as an additional insured for the City's liability or loss arising out of or in any way associated with the project and arising out of any act, error, or omission of Developer, or either entity's directors, officers, shareholders, contractors, and subcontractors or anyone else for whose acts the City may be held responsible (with coverage to the City at least as broad as that which is provided to Developer and not lessened or avoided by endorsement). The policy shall contain a "severability of interests" clause and provide primary insurance over any other insurance maintained by the City.

iii. Workers' compensation insurance with at least statutory coverage.

b. Upon completion of construction of the Minimum Improvements and at all times prior to the Termination Date (excepting any portion of the Minimum Improvements no longer owned by Developer, whether following sale to a Homebuyer or dedication to and acceptance by the City),

Developer shall maintain or cause to be maintained, at its cost and expense (and from time to time at the request of the City shall furnish proof of coverage or the payment of premiums on), insurance as is statutorily required and any additional insurance customarily carried by like enterprises engaged in like activities of comparable size and liability exposure.

c. All insurance required by this Article V to be provided prior to the Termination Date shall be taken out and maintained in responsible insurance companies selected by Developer, which are authorized under the laws of the State to assume the risks covered thereby.

d. Developer shall complete the repair, reconstruction, and restoration of the Minimum Improvements (excepting any portion of the Minimum Improvements then-owned by a Homebuyer, or dedicated to and accepted by the City), whether or not the Net Proceeds of insurance received by Developer for such purposes are sufficient.

ARTICLE VI. FURTHER COVENANTS OF THE DEVELOPER

Section 6.1. Maintenance of Properties. The Developer will maintain, preserve, and keep its properties (whether owned in fee or a leasehold interest), including but not limited to the Development Property (for so long as it is owned by Developer), in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions, subject to the following:

a. Developer's obligation under this Section 6.1 shall cease to apply to those portions of the Development Property for which title is conveyed to Homebuyers; and

b. Developer's obligation under this Section 6.1 shall cease to apply to those portions of the Development Property that are dedicated to and accepted by the City.

Section 6.2. Maintenance of Records. The Developer will keep at all times proper books of record and account in which full, true, and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of the Developer relating to this Project in accordance with generally accepted accounting principles, consistently applied throughout the period involved, and the Developer will provide reasonable protection against loss or damage to such books of record and account.

Section 6.3. Compliance with Laws. The Developer will comply with all State, federal, and local laws, rules, and regulations relating to the Minimum Improvements.

Section 6.4. Non-Discrimination. In the construction and operation of the Minimum Improvements, the Developer shall not discriminate against any applicant, employee, Homebuyer, or tenant because of age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status. Developer shall ensure that applicants, employees, Homebuyers, and tenants are considered and are treated without regard to their age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status.

Section 6.5. Available Information. Upon request, Developer shall promptly provide the City with copies of information requested by City that are related to this Agreement so that City can determine compliance with the Agreement.

Section 6.6. Bonding Requirements. Developer shall obtain, or require each of its general contractors to obtain, one or more bonds that guarantee the faithful performance of this Agreement for, in the aggregate, the anticipated full value of the completed Infrastructure Improvements and that further guarantee the prompt payment of all materials and labor. The performance bond(s) for a given project of the Infrastructure Improvements shall remain in effect until construction of such Improvement is completed, at which time a four-year maintenance bond(s) shall be substituted for each performance bond with respect to paving and a two-year maintenance bond(s) shall be substituted for each performance bond with respect to any underground work. The bonds shall clearly specify the Developer and City as joint obligees. The Developer shall also comply with all City requirements for the construction of the Infrastructure Improvements.

Section 6.7. No Abatement. Developer and any Homebuyers who purchase Housing Units within the Development Property are not eligible for tax abatement for any portion of the Development Property under any Urban Revitalization Plan or any other State, federal or local law. Developer shall inform prospective Homebuyers of this information in writing prior to the sale to a Homebuyer of any lot(s) on the Development Property and secure a receipt from all Homebuyers that they received such information prior to the sale in the form of Exhibit E.

Section 6.8. LMI Assistance. The City and Developer acknowledge the statutory requirements of Chapter 403 of the Code, specifically with respect to the Low and Moderate Income (LMI) housing assistance. The current applicable percentage for Carroll County is 36.62%. The City will set aside a portion of the Tax Increment collected from the Development Property in each year that an Economic Development Grant is made to Developer in order to comply with Iowa Code Section 403.22. The statutory requirements with respect to LMI assistance may be met by the construction of LMI-affordable Housing Units as part of the development under this Agreement, which would decrease the required set aside funds.

Section 6.9. Market-rate Housing Use Restriction.

a. Developer acknowledges and agrees that:

1. Any Housing Units made available for rent shall be marketed and leased as market-rate housing;

2. The Housing Units, and any part thereof, shall not be marketed, used or treated as a Section 8 housing project under 42 U.S.C. § 1437f, a Section 42 housing project under 26 U.S.C. § 42, nor a project under any similar government program; and

3. Any incentives under this Agreement, including but not limited to any Economic Development Grants provided under Article VIII of this Agreement, are not intended to provide and shall not constitute a local match under Section 8, Section 42, the Low Income Housing Tax Credit program administered by the Iowa Finance Authority, or any similar government program.

b. Each of the use restrictions contained in this Section 6.9 shall be binding upon and inure to the benefit of City and Developer, and their successors and assigns and all parties claiming under any of them, and shall be deemed restrictions that run with the land, and shall continue for the applicable periods set forth in this Section.

c. The use restrictions in this Section 6.9 shall be for an initial period of twenty-one (21) years from the date of the recordation in the office of the Recorder of Carroll County, Iowa and shall automatically extend for successive periods of twenty-one (21) years. In the event that Iowa Code Section 614.24, as amended or replaced, may require that a verified claim be filed in the office of the Recorder of Carroll County, Iowa, prior to the end of a twenty-one (21) year period in order to continue the use restrictions herein, then either party, and their successors and assigns and all parties claiming under any of them, acting jointly or severally, may file the verified claim necessary to keep all of the use restrictions contained in this Section in force. A sample claim form is attached hereto as Exhibit F.

d. If the use restrictions in this Section 6.9 are violated, then in addition to any other remedy available under this Agreement or in equity or at law, including seeking an injunction to enforce the terms of the restriction, the City shall be entitled to recover from the Developer or its successor or assign an amount equal to the full amount of the Economic Development Grants previously made to Developer under Article VIII of the Agreement, with interest thereon at the highest rate permitted by State law. The City may take any action, including any legal action it deems necessary, to recover such amount from the Developer or its successor or assign. The City may demand such payment at any time following its determination that this Section has been violated.

e. The provisions of this Section 6.9 shall survive the termination of the Agreement.

ARTICLE VII. ASSIGNMENT AND TRANSFER

Section 7.1. Status of the Developer; Transfer of Substantially All Assets; Assignment. As security for the obligations of the Developer under this Agreement, the Developer represents and agrees that, prior to the Termination Date, the Developer will not dispose of all or substantially all of its assets or transfer, convey, or assign its interest in this Agreement to any other party unless (i) the transferee partnership, corporation or individual assumes in writing all of the obligations of the Developer under this Agreement with respect to the portion of the Development Property being transferred and (ii) the City consents thereto in writing in advance thereof, which consent shall not be unreasonably withheld.

Section 7.2. Prohibition Against Use as Non-Taxable or Centrally-Assessed Property. During the term of this Agreement, the Developer agrees that no portion of the Development Property or Minimum Improvements shall be transferred or sold to a non-profit entity or used for a purpose that would exempt said portion of the Development Property from property tax liability. Notwithstanding the prior sentence, Developer may convey portions of the Development Property to the City to be used by the City for public infrastructure, or other public purposes. During the term of this Agreement, Developer agrees not to allow any portion of the Development Property or Minimum Improvements to be used as centrally-assessed property (including but not limited to, Iowa Code § 428.24 to 428.29 (Public Utility Plants and Related Personal Property); Chapter 433 (Telegraph and Telephone Company Property); Chapter 434 (Railway Property); Chapter 437 (Electric Transmission Lines); Chapter 437A (Property Used in the Production, Generation, Transmission or Delivery of Electricity or Natural Gas); and Chapter 438 (Pipeline Property)).

ARTICLE VIII. ECONOMIC DEVELOPMENT GRANTS

Section 8.1. Economic Development Grants. For and in consideration of the obligations being assumed by Developer hereunder, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Urban Renewal Area and the Urban Renewal Act, the City agrees, subject to the Developer being and remaining in compliance with this Agreement at the time of each payment, to make up to ten (10) consecutive annual payments of Economic Development Grants to the Developer under the following terms and conditions:

a. Payment and Calculation of Economic Development Grants. The City shall make its first certification of debt to the County under Section 403.19 of the Code for Tax Increment from the Urban Renewal Area on or before the December 1 immediately following the date upon which the Developer dedicates the Infrastructure Improvements to the City and the City accepts the Infrastructure Improvements under the terms of Section 3.2, provided the Infrastructure Improvements are completed and dedicated by the dates set forth in Section 3.2(a). Starting with June 1 of the first fiscal year that the City receives Tax Increment from the County for the Urban Renewal Area, and on each June 1 thereafter, the City shall make an Economic Development Grant to Developer until the earliest of: (i) ten (10) Economic Development Grants have been paid to Developer; (ii) the maximum aggregate amount of Economic Development Grants, as described in Section 8.1(c), has been paid to Developer; or (iii) this Agreement has been terminated pursuant to its terms.

Each annual payment shall be equal in amount to 100% of the Tax Increments remaining after the LMI assistance requirements of Chapter 403 are satisfied, with respect to the Tax Increments that were collected by the City with respect to the Development Property and the Minimum Improvements and deposited into the Green Stream Homes of Iowa, L.L.C. TIF Account (without regard to any averaging that may otherwise be utilized under Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding twelve-month period, but subject to limitation and adjustment as provided in this Article.

For example, if no Housing Units are sold as LMI-affordable units and the percentage of LMI Families in Carroll County is 36.62%, the LMI requirements of Chapter 403 require that 36.62% of the Tax Increments collected be placed in a fund for LMI housing and the Developer would receive 100% of the Tax Increments remaining after the LMI set-aside, or 63.38% of the originally collected Tax Increments.

Notwithstanding the provisions of Section 8.1, no Economic Development Grants shall be paid to Developer and this Agreement shall automatically terminate if, as of the earlier of the date the first payment would otherwise be made or June 1, 2022, fewer than fifty percent (50%) of the apartment units (30 of the 60 units) or fewer than fifty percent (50%) of the townhome units (8 of the 16 units) have been completed and a certificate of occupancy issued therefore. If, as of the date any Economic Development Grant is to be paid, the above minimum threshold is satisfied, but fewer than one hundred percent (100%) of the Housing Units are completed and an occupancy permit issued therefore, then the amount of the Grant shall be reduced by the percentage of Housing Units that have not been completed. For example and in an effort to avoid any confusion, if the Developer has completed all 60 apartment units but only 8 of the 16 townhome units as of the date a Grant payment is to be made, then the Economic Development Grant that would otherwise have been made to Developer shall be reduced by eleven percent (11%) (8 uncompleted units divided by 76 total planned units).

b. Schedule of Economic Development Grants. Assuming completion of the Infrastructure Improvements by March 1, 2020, if the Developer dedicates to the City and the City accepts dedication of the Infrastructure Improvements before September 1, 2020, then the City shall make its first certification to the County under Section 403.19 by December 1, 2020, and the first payment of the Economic Development Grants shall be on June 1, 2022 (in an amount of 100% of the Tax Increment from Fiscal Year 2021-2022 remaining after the LMI assistance requirements are satisfied), assuming satisfaction of the other terms and conditions of this Article and Agreement.

Under no circumstances shall the failure by Developer to qualify for an Economic Development Grant in any year serve to extend the term of this Agreement beyond the Termination Date or the years during which Economic Development Grants may be awarded to Developer or the total amount thereof, it being the intent of parties hereto to provide Developer with an opportunity to receive Economic Development Grants only if Developer fully complies with the provisions hereof and the Developer becomes entitled thereto, up to the maximum aggregate amounts set forth in Section 8.1(c).

c. Maximum Amount of Economic Development Grants. The aggregate amount of the Economic Development Grants that may be paid to the Developer under this Agreement shall not exceed the lesser of: (i) the amount of Tax Increment actually collected as described in Section 8.1(a); (ii) $600,000; or (iii) the aggregate amount of the Qualified Costs and Expenses submitted to the City pursuant to Section 3.4 and approved by the City as a part of Developer's completion of the Project. It is further agreed and understood that each Economic Development Grant shall come solely and only from incremental taxes received by the City under Iowa Code Section 403.19 from levies upon the Development Property and in no event shall Developer be entitled to receive more than calculated under the formula set forth in Section 8.1(a), even if the aggregate amount is less than $600,000 or the aggregate amount of the Qualified Costs and Expenses.

d. Certification of Infrastructure Improvement Costs. The Developer acknowledges that under current law, for non-LMI residential urban renewal projects, Tax Increment can only be used in support of the provision of public improvements related to housing and residential development; therefore, the amount of Tax Increment used for the Project cannot exceed the Qualified Costs and Expenses. The obligation of the City to make any Economic Development Grants to the Developer shall be subject to and conditioned upon, among other things, the timely filing by the Developer of the Certification of Qualified Costs and Expenses required under Section 3.4 and the City's approval thereof.

Section 8.2. TIF Ordinance and Annual Appropriation.

a. The City hereby covenants and agrees to maintain an Ordinance with respect to the Development Property in force during the term of this Agreement and to apply the incremental taxes collected in respect of the Development Property and the Minimum Improvements and allocated to the Green Stream Homes or Iowa, L.L.C. TIF Account to pay the Economic Development Grants, as and to the extent set forth in this Article. The Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds.

b. Each Economic Development Grant is subject to annual appropriation by the City Council. The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for

the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no Event of Default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

c. Notwithstanding the provisions of Section 8.1 hereof, the City shall have no obligation to make an Economic Development Grant to the Developer if at any time during the term hereof the City fails to appropriate funds or receives an opinion from a court of competent jurisdiction to the effect that the use of Tax Increments resulting from the Minimum Improvements to fund an Economic Development Grant to the Developer, as contemplated under said Section 8.1, is not authorized or otherwise an appropriate urban renewal activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code, as then constituted. Upon such non-appropriation, or receipt of such an opinion, the City shall promptly forward a notice of the same to the Developer. If the circumstances or legal constraints continue for a period during which two (2) Economic Development Grants would otherwise have been paid to the Developer under the terms of Section 8.1, the City may terminate this Agreement, without penalty or other liability to the Developer, by written notice to the Developer.

d. The City makes no representation with respect to the amounts that may finally be paid to the Developer as the Economic Development Grants, and under no circumstances shall the City in any manner be liable to the Developer so long as the City timely applies the Tax Increments actually collected and held in the Green Stream Homes of Iowa, L.L.C. TIF Account (regardless of the amounts thereof) to the payment of the Economic Development Grants to the Developer, as and to the extent described in this Article.

Section 8.3. Use of Other Tax Increments. Subject to the terms of this Article, the City shall be free to use any and all available Tax Increments in excess of the stated maximum or resulting from the suspension or termination of the Economic Development Grants, for any purpose for which the Tax Increments may lawfully be used pursuant to the provisions of the Urban Renewal Act, including but not limited to recovering the City's costs in establishing the Plan and adopting this Agreement, and the City shall have no obligations to the Developer with respect to the use thereof.

Section 8.4. Conditions Precedent. Notwithstanding the provisions of Sections 8.1 and 8.2, the obligation of the City to make an Economic Development Grant in any year shall be subject to and conditioned upon the all of the following:

a. Developer's completion of construction of the Infrastructure Improvements by March 1, 2020;

b. Developer's dedication of the Infrastructure Improvements to the City and the City's acceptance thereof, under the terms of Section 3.2, by no later than September 1, 2020;

c. Developer's timely filing of the Certification of the Qualified Costs and Expenses of Infrastructure Improvements as set forth in Section 3.4, using Exhibit D and filing any supporting documentation;

d. At least fifty percent (50%) of the apartment units (30 of the 60 units) and at least fifty percent (50%) of the townhome units (8 of the 16 units) have been completed and a certificate of occupancy issued therefore; and

e. Developer's compliance with the terms of this Agreement at the time of each payment.

In the event that an Event of Default occurs, the City shall have no obligation thereafter to make any payments to Developer in respect of the Economic Development Grants and the provisions of this Article shall terminate and be of no further force or effect.

ARTICLE IX. TERMINATION RIGHTS

Section 9.1. Developer's Termination. The Developer may in its sole discretion terminate this Agreement by providing the City with written notice by April 1, 2019 that it does not intend to proceed with the Project. Developer's obligations under Section 11.5(a) shall survive any such termination.

ARTICLE X. INDEMNIFICATION

Section 10.1. Release and Indemnification Covenants.

a. The Developer releases the Indemnified Parties from, covenants, and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend, and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect in, the Development Property, or the Minimum Improvements (but, with respect to the Infrastructure Improvements, only until the City accepts said Infrastructure Improvements and the maintenance bond has been issued on said Infrastructure Improvements).

b. Except for any willful misrepresentation or any willful or wanton misconduct or any unlawful act of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action, or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (i) any violation of any agreement or condition of this Agreement (except with respect to any suit, action, demand or other proceeding brought by the Developer against the City to enforce its rights under this Agreement), (ii) the acquisition and condition of the Development Property and the construction, installation, ownership, and operation of the Minimum Improvements (but, with respect to the Infrastructure Improvements, only until the City accepts said Infrastructure Improvements and the maintenance bond has been issued on said Infrastructure Improvements), or (iii) any hazardous substance or environmental contamination located in or on the Development Property.

c. The Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants, or employees or any other person who may be about the Minimum Improvements due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants, or employees.

d. The provisions of this Article X shall survive the termination of this Agreement.

ARTICLE XI. DEFAULT AND REMEDIES

Section 11.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

a. Transfer of any interest in this Agreement in violation of the provisions of this Agreement;

c. Failure by the Developer to substantially observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement;

d. The holder of any Mortgage on the Development Property, or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable Mortgage documents;

e. The Developer shall:

i. file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or

ii. make an assignment for the benefit of its creditors; or

iii. admit in writing its inability to pay its debts generally as they become due; or

iv. be adjudicated bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of the Developer or the Minimum Improvements, or part thereof, shall be appointed in any proceedings brought against the Developer, and shall not be discharged within ninety (90) days after such appointment, or if the Developer shall consent to or acquiesce in such appointment; or

f. Any representation or warranty made by the Developer in this Agreement, or made by the Developer in any written statement or certification furnished by the Developer pursuant to this Agreement, shall prove to have been incorrect, incomplete or misleading in any material respect on or as of the date of the issuance or making thereof.

Section 11.2. Remedies on Default. Whenever any Event of Default referred to in Section 11.1 of this Agreement occurs and is continuing, the City, as specified below, may take any one or more of the following actions after (except in the case of an Event of Default under subsections 11.1(d) or 11.1(e) of said Section 11.1) the giving of thirty (30) days' written notice by the City to the Developer and the holder of the First Mortgage (but only to the extent the City has been informed in writing of the existence of a First Mortgage and been provided with the address of the holder thereof) of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days, or if the Event of Default cannot

reasonably be cured within thirty (30) days and the Developer does not provide assurances reasonably satisfactory to the City that the Event of Default will be cured as soon as reasonably possible:

a. The City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement;

b. The City may terminate this Agreement;

c. The City shall have no obligation thereafter to make any payments to Developer in respect of the Economic Development Grants; and

d. The City may take any action, including legal, equitable, or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer, as the case may be, under this Agreement.

Section 11.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 11.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 11.5. Agreement to Pay Attorneys' Fees and Expenses.

a. Developer agrees to pay to the City an amount equal to the actual costs incurred by the City in connection with the preparation and adoption of the Urban Renewal Plan and the drafting and execution of this Agreement, including, but not limited to publication fees for legal notices, actual costs associated with City Council meetings, and reasonable legal fees of the City, within thirty (30) days of the City submitting an invoice to the Developer for such costs. If the Developer has not paid the City for such costs before the first Economic Development Grant is paid, then the amount shall be deducted from the first Economic Development Grant.

b. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses as may be reasonably and appropriately incurred by the City in connection therewith.

ARTICLE XII. MISCELLANEOUS

Section 12.1. Conflict of Interest. The Developer represents and warrants that, to its best knowledge and belief after due inquiry, no officer or employee of the City, or its designees or agents, nor

any consultant or member of the governing body of the City, and no other public official of the City who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, has had or shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work or services to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure.

Section 12.2. Notices and Demands. A notice, demand or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

a. In the case of the Developer, is addressed or delivered personally to Green Stream Homes of Iowa, L.L.C. at 15602 Wilden Dr, Urbandale, IA 50323; Attn: David Walters, President; and

b. In the case of the City, is addressed to or delivered personally to the City of Carroll at 112 E. Fifth Street, Carroll, IA 51401; Attn: City Manager;

or to such other designated individual or officer or to such other address as any party shall have furnished to the other in writing in accordance herewith.

Section 12.3. Memorandum of Agreement. The parties agree to execute and record a Memorandum of Agreement for Private Development, in substantially the form attached as Exhibit C, to serve as notice to the public of the existence and provisions of this Agreement, and the rights and interests held by the City by virtue hereof. The City shall pay for the costs of recording.

Section 12.4. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 12.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 12.6. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 12.7. Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement between the parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by a subsequent writing signed by all parties hereto.

Section 12.8. Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 12.9. Termination Date. This Agreement shall terminate and be of no further force or effect on and after December 31, 2032, unless the Agreement is terminated earlier by the other terms of this Agreement.

Section 12.10. No Third-Party Beneficiaries. No rights or privileges of either party hereto shall inure to the benefit of any landowner, homebuyer, contractor, subcontractor, material supplier, or any other person or entity, and no such contractor, landowner, subcontractor, material supplier, or any other person or entity shall be deemed to be a third-party beneficiary of any of the provisions contained in this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, the Developer has caused this Agreement to be duly executed in its name and behalf all on or as of the day first above written.

[Remainder of this page intentionally left blank. Signature pages to follow.]

(SEAL) CITY OF CARROLL, IOWA

By: _____
Eric Jensen, Mayor

ATTEST:

By: _____
Laura Schaefer, City Clerk

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

On this _____ day of _____, 2018, before me a Notary Public in and for said State, personally appeared Eric Jensen and Laura Schaefer, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Carroll, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Agreement for Private Development – City of Carroll, Iowa]

GREEN STREAM HOMES OF IOWA, L.L.C.,
an Iowa limited liability company

By: _____
David Walters, President

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of Oct, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared David Walters to me personally known, who, being by me duly sworn, did say that he is the President of Green Stream Homes of Iowa, L.L.C., and that said instrument was signed on behalf of said company; and that the said officer acknowledged the execution of said instrument to be the voluntary act and deed of said company, by him voluntarily executed.

Amy Findlay
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
AMY JO FINDLAY
Commission Number 806853
My Commission Expires
October 06, 2020

[Signature page to Agreement for Private Development – Green Stream Homes of Iowa, L.L.C.]

EXHIBIT A

DEVELOPMENT PROPERTY

The Development Property is described as consisting of all that certain parcel or parcels of land located in the City of Carroll, County of Carroll, State of Iowa, more particularly described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°27'59"W, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 935.42 FEET; THENCE S89°50'09"W ON THE NORTH LINE OF EAST BUSINESS PARK SUBDIVISION 552.83 FEET TO THE POINT OF BEGINNING: THENCE N00°15'35"W, 339.98 FEET TO THE SOUTH LINE OF NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE; THENCE S89°50'21"W, ON SAID SOUTH LINE, 774.67 FEET TO THE WEST RIGHT OFWAY LINE OF BELLA VISTA DRIVE; THENCE S00°15'35"E, ON SAID WEST LINE, 340.02 FEET TO A POINT ON SAID WEST LINE; THENCE N89°50'09"E, ON THE NORTH LINE OF EAST BUSINESS PARK 774.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.05 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

EXHIBIT B
MINIMUM IMPROVEMENTS

The Minimum Improvements shall consist of the construction of approximately 60 two-bedroom apartment Housing Units and 16 duplex Housing Units together with related site improvements for the housing development, and the Infrastructure Improvements, to be constructed consistent with approved plats and plans.

Each apartment Housing Unit shall include be approximately 845 square feet, and will be leased for a monthly rent of approximately $950-$1000. The apartment Housing Units shall be constructed in two apartment buildings. The first apartment building is planned for completion in the Spring of 2020; the second apartment building is planned for completion in the Spring of 2021.

The duplex Housing Units shall be on average 1320 square feet, and will be sold at prices approximately $229,000 to $249,000 per unit. The duplex Housing Units are also planned to be completed in two phases, with 8 duplex Housing Units planned for completion in the Spring of 2020 and the remaining 8 duplex Housing Units planned for completion in the Spring of 2021.

The Infrastructure Improvements include the construction and/or installation of streets, water infrastructure, sanitary sewer, storm sewer, and other necessary infrastructure for the Housing Units on the Development Property. The Infrastructure Improvements must be completed no later than March 1, 2020, and dedicated to and accepted by the City no later than September 1, 2020, in order for the Developer to be eligible for Economic Development Grants under this Agreement.

See Exhibit B-1 for the preliminary site plans and preliminary building plans for the Project.

EXHIBIT B-1

SITE PLANS AND BUILDING PLANS FOR DEVELOPMENT PROPERTY

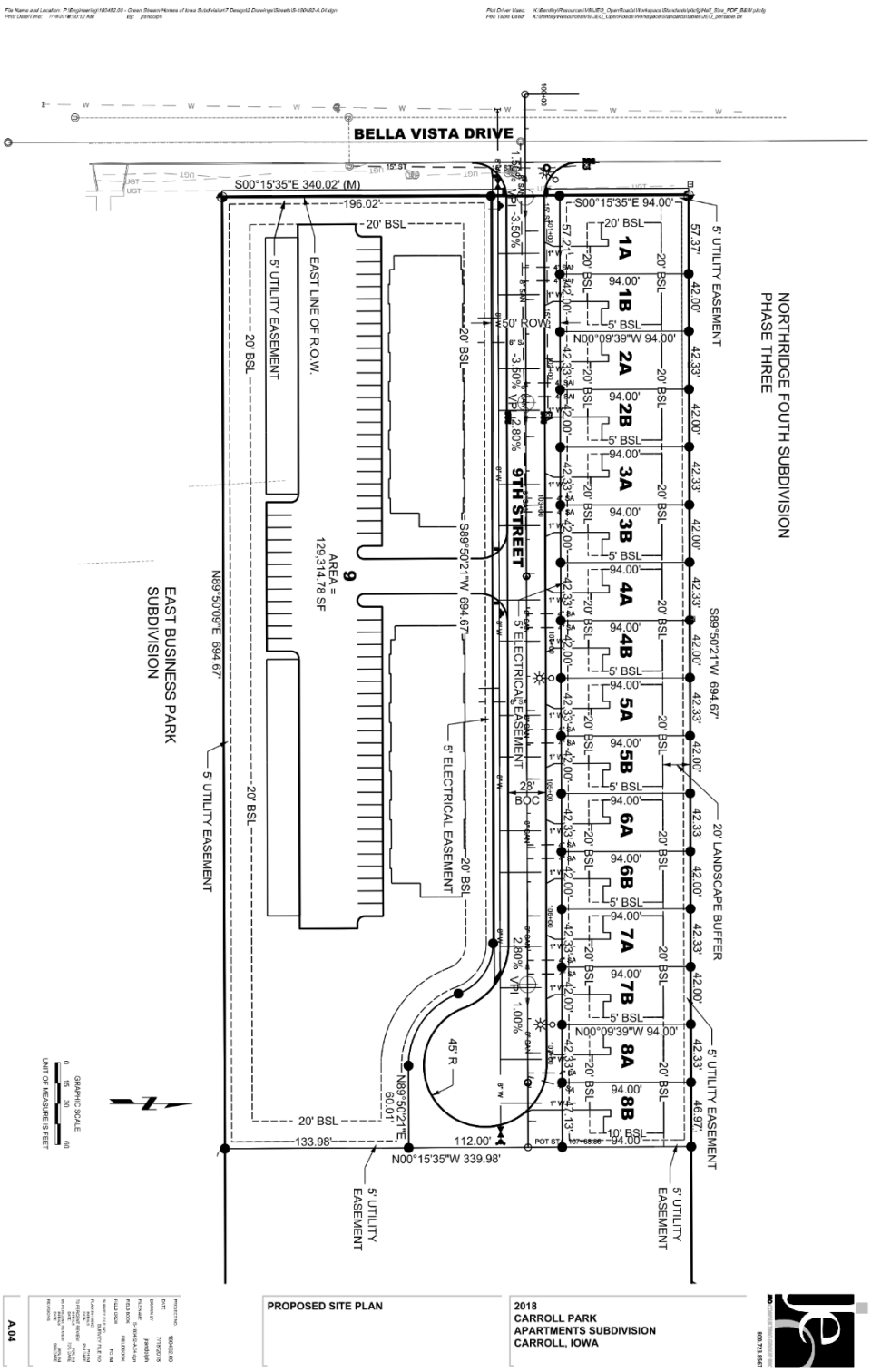


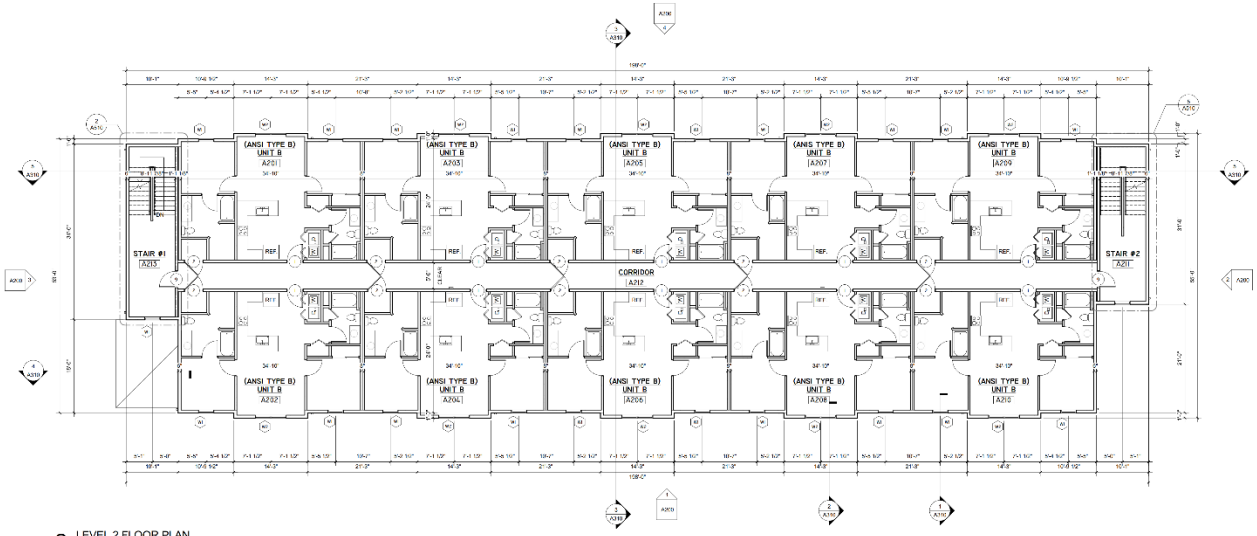
Exhibit B-2

Execution Version

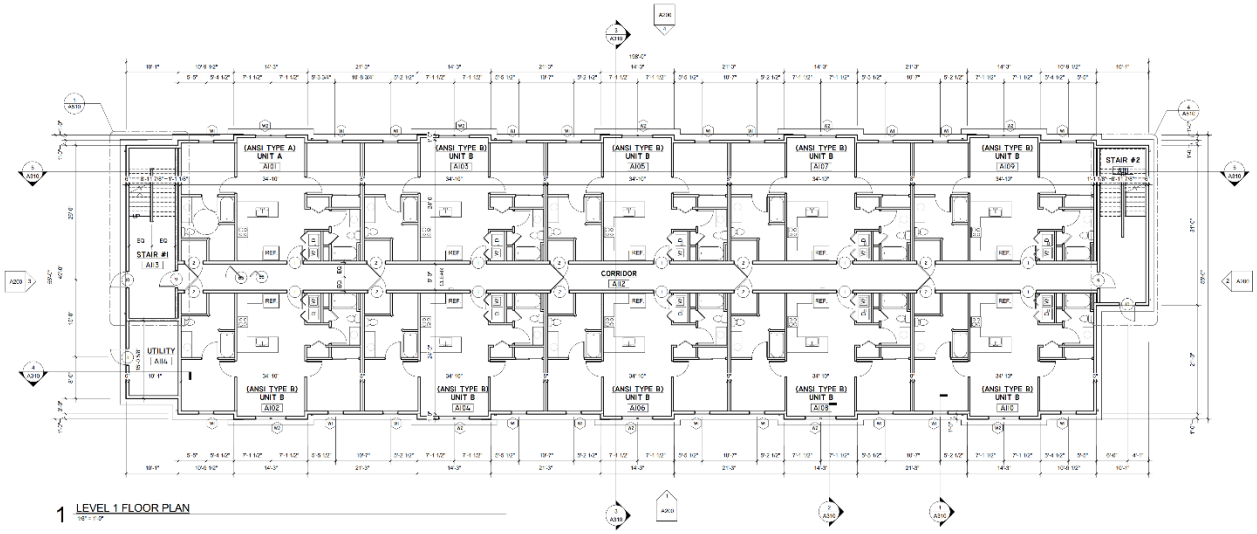
FUSION
ARCHITECTS, INC.

Exhibit B-3

Execution Version



2 LEVEL 2 FLOOR PLAN



1 LEVEL 1 FLOOR PLAN

ARCHITECT OF RECORD:

FUSION ARCHITECTS, INC.

1160 BOYSON RD.
HIAWATHA, IOWA 52233
319.393.8111
877.393.8020

www.FusionArchitects.com

CONSULTANTS

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER
DESIGN BUILD

PRINTED

DATE	REVISIONS

Revision Schedule

Rev#	Description	Date

KEY PLAN

FLOOR PLANS - LEVELS 1 & 2

00-000000 A101

NOT FOR CONSTRUCTION

Exhibit B-4

Execution Version

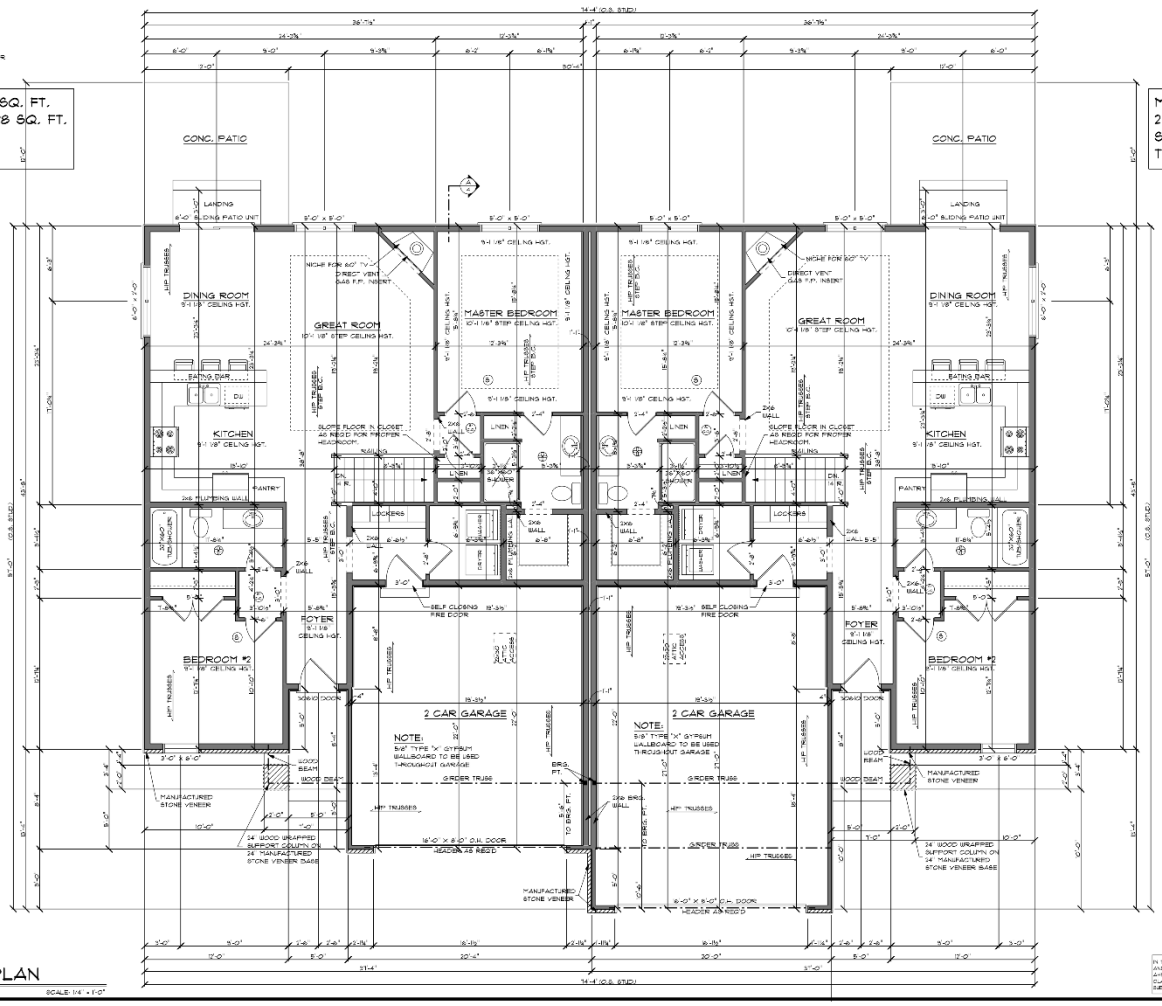
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

FRAMING NOTES:
1. 9'-1 1/8" WALL HEIGHT UNLESS NOTED
2. WINDOW R.O. DO NOT INCLUDE TRIMWORK OR ARCH TOPS.
3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD + LIVE LOADS.
4. ALL EXTERIOR WALLS 2x6's @ 16" O.C. ALL INTERIOR WALLS 2x4's @ 16" O.C. GARAGE WALLS 2x4's @ 16" O.C.
5. "MICRO LAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
6. 2x6 FLUTTING WALLS AS REQ.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 428 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1781 SQ. FT.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 545 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1847 SQ. FT.

NOTE:
ACCORDING TO THE 2012 IRC
EGRESS WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. CASEMENT WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
4. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD UP OF MOISTURE OR MOLD.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN (V)
8. SMOKE/CARBON MONOXIDE DETECTOR (SC)
9. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
10. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, 319-395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

© COPYRIGHT 2016 AHMANN HOME PLANS INC.
PROTECTED UNDER AMERICAN INTELLECTUAL LICENSE COPYRIGHT PROTECTION ACT OF 1990

AHMANN DESIGN INC.
(319) 395-7900
WWW.AHMANNDESIGN.COM

DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-28700

3

Exhibit B-5

Execution Version

FOUNDATION NOTES:

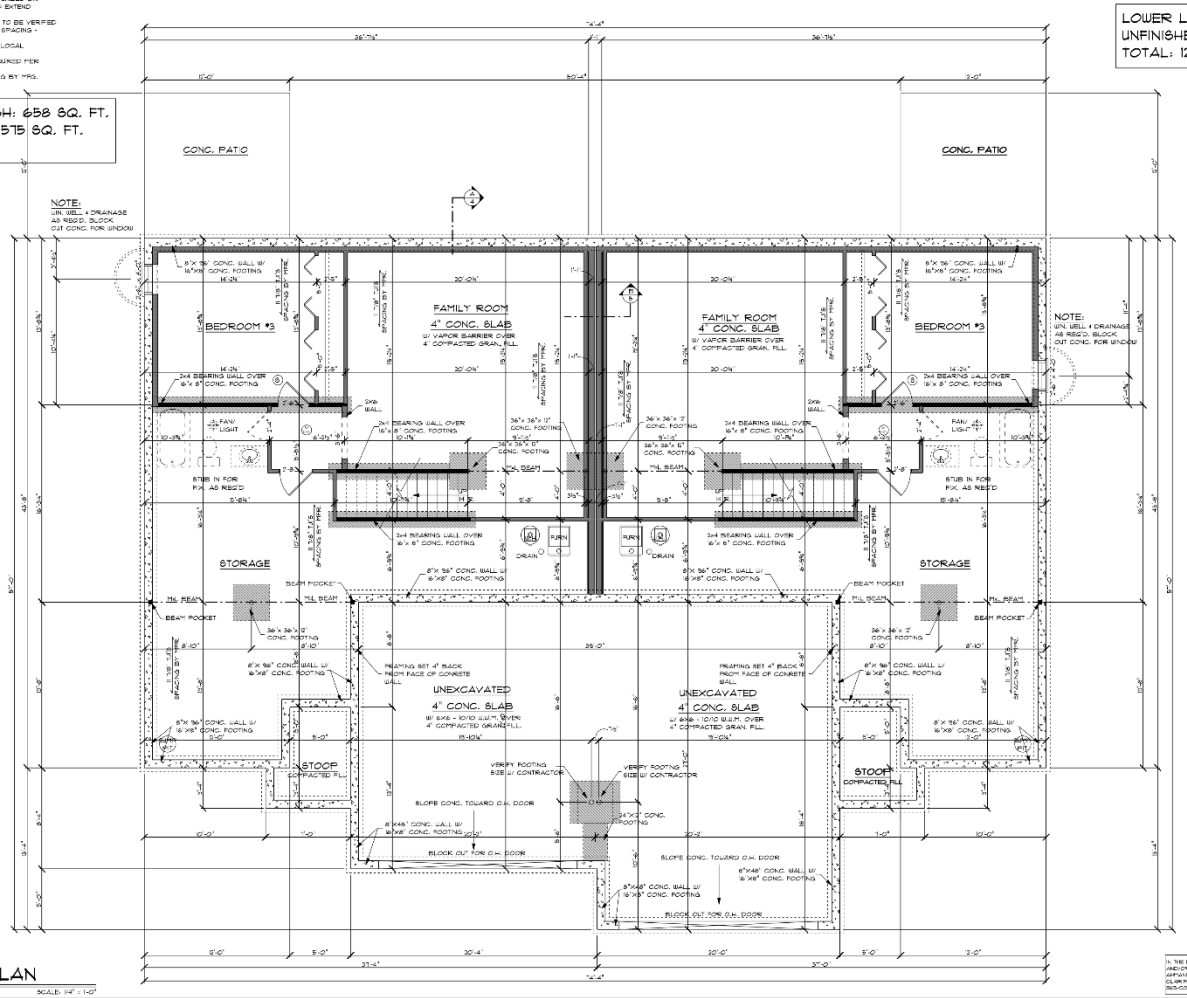
1. 3,000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE.
3. 3,000 P.S.I. CONCRETE (TYPICAL)
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH.
5. CONCRETE WALL FOOTING & PAD SIZES TO BE VERIFIED BY CONTRACTOR. REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF FROST FOOTINGS W/ LOCAL CODES REGION AND SOIL BEARING.
7. PROVIDE TERMITE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY MFG.

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

NOTE:
ACCORDING TO THE 2012 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.

LOWER LEVEL FINISH: 658 SQ. FT.
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.

LOWER LEVEL FINISH: 658 SQ. FT.
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.



GENERAL NOTES:

1. 7'-6" 10' CEILING HGT.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/BUILD THEIR SYSTEMS AND TO ENSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN (F)
8. SMOKE/CARBON MONOXIDE DETECTOR (SC)
9. INTERIOR DIMENSIONS ARE TO CENTER OF STUDS.
10. BASEMENT EGRESS WINDOWS AS REQ'D BY LOCAL CODE. VERIFY SIZE & LOCATION W/ CONTRACTOR.
11. FURR OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
12. 7'-0" MIN. CEILING HGT. / 6'-8" MIN. TO UNDERSIDE OF BEAMS, DUCTS, ETC.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

© COPYRIGHT 2016 AHMANN HOME PLANS INC.
PROTECTED UNDER ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

AHMANN DESIGN INC.
(319) 395-7900
WWW.AHMANNDESIGN.COM

COPYRIGHT NOTICE: THE PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF AHMANN DESIGN, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF AHMANN DESIGN, INC. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT OF AHMANN DESIGN, INC. AND A FEE MUST BE PAID TO AHMANN DESIGN, INC. FOR ANY SUCH ASSIGNMENT. THE PLANS AND SPECIFICATIONS ARE INTENDED FOR THE ORIGINAL PURCHASER AND MAY BE USED BY HIM/HER TO OBTAIN BUILDING PERMITS, BID PURPOSES, AND CONSTRUCTION OF ONE BUILDING. ANY OTHER USE IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF AHMANN DESIGN, INC.

DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-29700

4

Exhibit B-6

Execution Version

MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILDING OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE TO BE INSTALLED IN ACCORDANCE WITH THE "MOST" CURRENT APPLICABLE LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

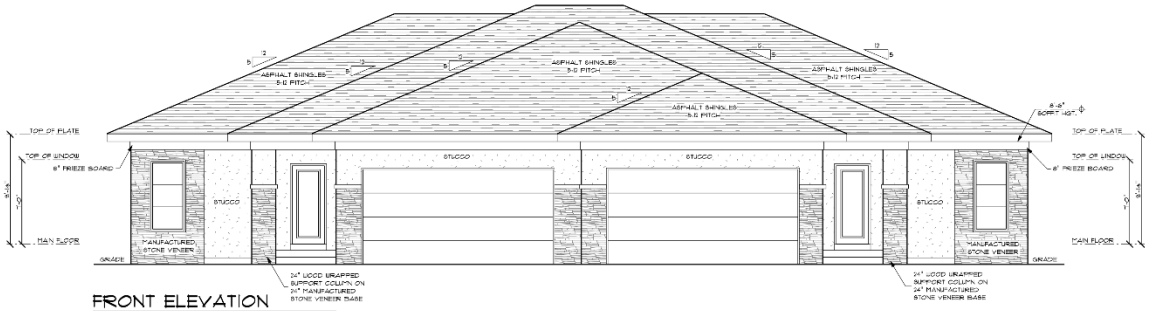
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:
1. VERIFY HEEL HEIGHTS ON TRUSSES. ALL HEEL HEIGHTS MAY NOT BE THE SAME.
2. WALL HEIGHTS & RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS & FRAMED AREAS SO THEY MATCH UP. VERIFY HEIGHTS W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE ROOF VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

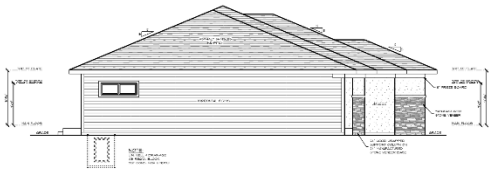
NOTE:
ACCORDING TO THE 2012 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.1 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION

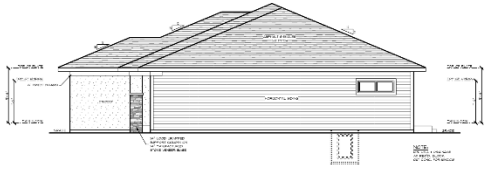
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN, IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

© COPYRIGHT 2016 AHMANN HOME PLANS INC.
PROTECTED UNDER ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

AHMANN DESIGN INC.
(319) 395-7900

ALL PLANS, DESIGNS, SPECIFICATIONS, TITLE BLOCKS AND OTHER INFORMATION PROVIDED BY AHMANN DESIGN, INC. ARE THE PROPERTY OF AHMANN DESIGN, INC. AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF AHMANN DESIGN, INC. ALL PLANS, DESIGNS, SPECIFICATIONS, TITLE BLOCKS AND OTHER INFORMATION PROVIDED BY AHMANN DESIGN, INC. ARE THE PROPERTY OF AHMANN DESIGN, INC. AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF AHMANN DESIGN, INC.

WWW.AHMANNDESIGN.COM

DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE
REVISIONS:

JOB NO. 16-29700

2

Exhibit B-7

Execution Version

MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT ANY MOISTURE BUILDUP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR ESTHETIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS.
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

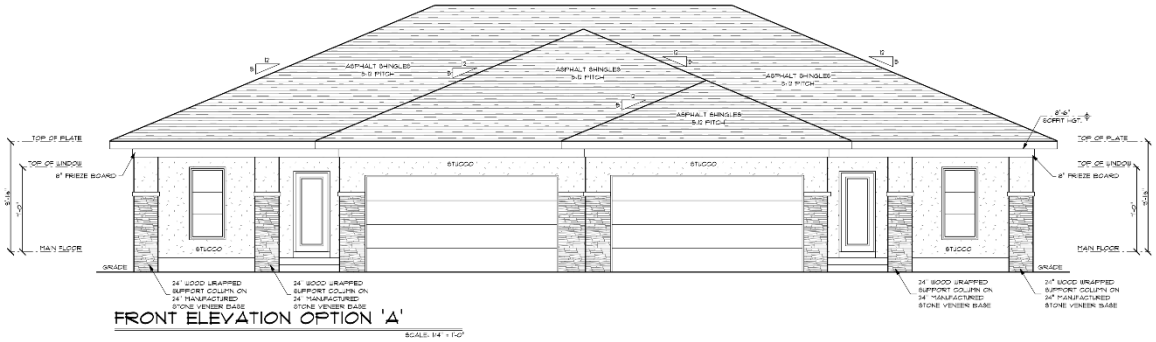
ICE PROTECTION:
1. 2 LAYERS OF WATER LAYMENT CEMENTED TOGETHER ON TOP OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDING FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:
1. VERIFY WITH TRUSS MFG. ON TRUSSES, ALL HEEL HEIGHTS "TBD" NOT THE SAME.
2. WALL NOTE: A BUFFERED AREA MAY NEED TO BE ADDED TO OR DOWN TO "MATCH HEELS" & "RUNNER AREAS SO "MAGIC LINES" FLOW. VERIFY NOTE W/ TRUSS MFG.

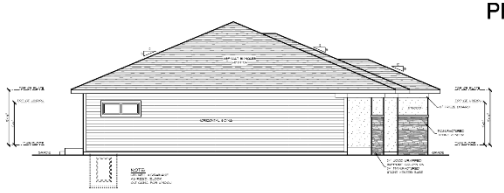
ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQD BY CODE.

NOTE:
ACCORDING TO THE 2015 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R612 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.

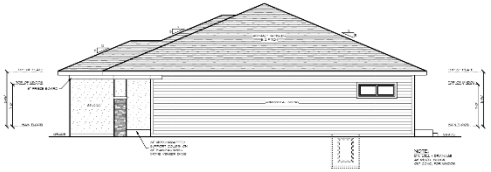


FRONT ELEVATION OPTION 'A'
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



LEFT ELEVATION OPTION 'A'
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'A'
SCALE: 1/8" = 1'-0"

REAR ELEVATION OPTION 'A'
SCALE: 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN INC. AT (319) 395-7900 BEFORE CONTINUING ON ANY PORTION OF THE WORK. IF THE CONTRACTOR / SUB-CONTRACTOR, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

© COPYRIGHT 2016 AHMANN HOME PLANS INC.
PROTECTED UNDER ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

AHMANN DESIGN INC.
(319) 395-7900

PROVIDED AS PLANS ONLY, NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER MUST SEAL, SIGN AND DATE ALL PLANS AND SUBMIT THEM TO THE BUILDING DEPARTMENT. ALL PLANS MUST BE SEALED, SIGNED AND DATED BY A LICENSED PROFESSIONAL ENGINEER IN ORDER TO BE ACCEPTED FOR PERMIT. ALL PLANS MUST BE SEALED, SIGNED AND DATED BY A LICENSED PROFESSIONAL ENGINEER IN ORDER TO BE ACCEPTED FOR PERMIT. ALL PLANS MUST BE SEALED, SIGNED AND DATED BY A LICENSED PROFESSIONAL ENGINEER IN ORDER TO BE ACCEPTED FOR PERMIT.
WWW.AHMANNDESIGN.COM

DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-29100

6

Exhibit B-8

Execution Version

MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE CONSTRUCTED IN ACCORDANCE WITH AND MEET COMPLIANCE WITH LOCAL CODES AND FIRE REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION.
3. GROUND ROOF DRAINAGE

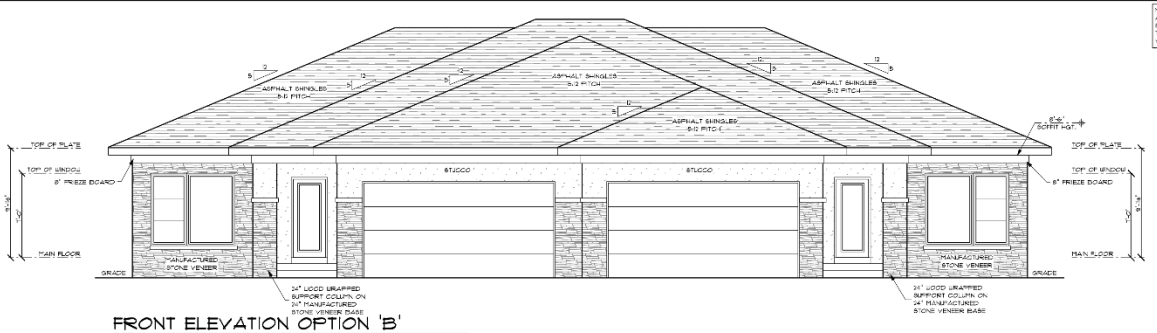
ICE PROTECTION:
1. ALL ROOFS OF UNHEATED STRUCTURES SHALL BE COVERED TOGETHER ON OR IN A SELF-ADHERING MOLTYPE MEMBRANE BETWEEN EAVES EXTENDING FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM

ROOF DESIGN:
1. VENTED HEEL HEIGHTS ON TRUSSES, ALL HEEL HEIGHTS MAY NOT BE THE SAME.
2. HIP, GABLE & RAFTERED AREAS MAY NEED TO BE ADJUSTED UP ON DOORS TO MATCH HEELS & TRUSSED AREAS SO FASCIA LINES MATCH (IF VERIFY HEIGHTS TO TRUSS TYPE

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQD BY CODE

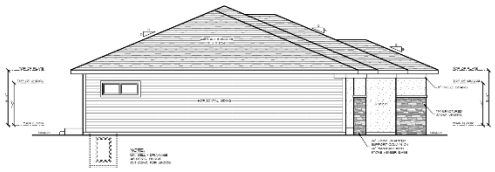
NOTE:
ACCORDING TO THE 2015 IRC SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION OPTION 'B'

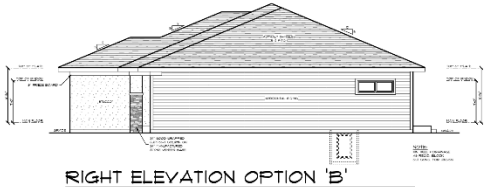
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



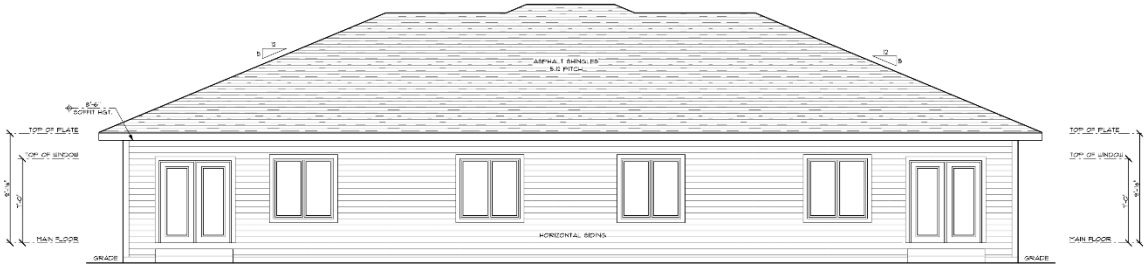
LEFT ELEVATION OPTION 'B'

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'B'

SCALE: 1/8" = 1'-0"



REAR ELEVATION OPTION 'B'

SCALE: 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

© COPYRIGHT 2016 AHMANN HOME PLANS INC.
PROTECTED UNDER ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

AHMANN DESIGN INC.
(319) 395-7900

THESE PLANS ARE THE PROPERTY OF AHMANN DESIGN INC. AND MUST NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN PERMISSION. ALL ARCHITECTURAL WORK, DESIGN, PLANS, SPECIFICATIONS, DRAWINGS, AND OTHER DOCUMENTS PREPARED BY AHMANN DESIGN INC. ARE THE PROPERTY OF AHMANN DESIGN INC. AND MUST BE RETURNED UPON REQUEST. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BEAR THE COPYRIGHT NOTICE OF AHMANN DESIGN INC.

WWW.AHMANNDESIGN.COM

DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:

JOB NO. 16-28700

7

Exhibit B-9

Execution Version

EXHIBIT C

MEMORANDUM OF AGREEMENT FOR PRIVATE DEVELOPMENT

WHEREAS, the City of Carroll, Iowa (the "City") and Green Stream Homes of Iowa, L.L.C., an Iowa limited liability limited partnership (the "Developer"), did on or about the _____ day of _____, 2018, make, execute, and deliver an Agreement for Private Development (the "Agreement"), wherein and whereby the Developer agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and as more particularly described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°27'59"W, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 935.42 FEET; THENCE S89°50'09"W ON THE NORTH LINE OF EAST BUSINESS PARK SUBDIVISION 552.83 FEET TO THE POINT OF BEGINNING: THENCE N00°15'35"W, 339.98 FEET TO THE SOUTH LINE OF NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE; THENCE S89°50'21"W, ON SAID SOUTH LINE, 774.67 FEET TO THE WEST RIGHT OFWAY LINE OF BELLA VISTA DRIVE; THENCE S00°15'35"E, ON SAID WEST LINE, 340.02 FEET TO A POINT ON SAID WEST LINE; THENCE N89°50'09"E, ON THE NORTH LINE OF EAST BUSINESS PARK 774.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.05 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

(the "Development Property"); and

WHEREAS, the term of the Agreement shall commence on the ____ day of _____, 2018 and terminate on the Termination Date, as set forth in the Agreement; and

WHEREAS, the City and the Developer desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the recording of this Memorandum of Agreement for Private Development shall serve as notice to the public that the Agreement contains provisions restricting development and use of the Development Property and the improvements located and operated on such Development Property.

2. That all of the provisions of the Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement for Private Development made a part hereof by reference, and that anyone making any claim against any of said

Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. In addition to its other terms, the Agreement contains a land use restriction which runs with the land and said provision is set forth below in its entirety:

Section 6.9. Market-rate Housing Use Restriction.

a. Developer acknowledges and agrees that:

1. Any Housing Units made available for rent shall be marketed and leased as market-rate housing;

2. The Housing Units, and any part thereof, shall not be marketed, used or treated as a Section 8 housing project under 42 U.S.C. § 1437f, a Section 42 housing project under 26 U.S.C. § 42, nor a project under any similar government program; and

3. Any incentives under this Agreement, including but not limited to any Economic Development Grants provided under Article VIII of this Agreement, are not intended to provide and shall not constitute a local match under Section 8, Section 42, the Low Income Housing Tax Credit program administered by the Iowa Finance Authority, or any similar government program.

b. Each of the use restrictions contained in this Section 6.9 shall be binding upon and inure to the benefit of City and Developer, and their successors and assigns and all parties claiming under any of them, and shall be deemed restrictions that run with the land, and shall continue for the applicable periods set forth in this Section.

c. The use restrictions in this Section 6.9 shall be for an initial period of twenty-one (21) years from the date of the recordation in the office of the Recorder of Carroll County, Iowa and shall automatically extend for successive periods of twenty-one (21) years. In the event that Iowa Code Section 614.24, as amended or replaced, may require that a verified claim be filed in the office of the Recorder of Carroll County, Iowa, prior to the end of a twenty-one (21) year period in order to continue the use restrictions herein, then either party, and their successors and assigns and all parties claiming under any of them, acting jointly or severally, may file the verified claim necessary to keep all of the use restrictions contained in this Section in force.

d. If the use restrictions in this Section 6.9 are violated, then in addition to any other remedy available under this Agreement or in equity or at law, including seeking an injunction to enforce the terms of the restriction, the City shall be entitled to recover from the Developer or its successor or assign an amount equal to the full amount of the Economic Development Grants previously made to Developer under Article VIII of the Agreement, with interest thereon at the highest rate permitted by State law. The City may take any action, including any legal action it deems necessary, to recover such amount from the Developer or its successor or assign. The City may demand such payment at any time following its determination that this Section has been violated.

e. The provisions of this Section 6.9 shall survive the termination of the Agreement.

4. That a copy of the Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, City Hall, Carroll, Iowa.

IN WITNESS WHEREOF, the City and the Developer have executed this Memorandum of Agreement for Private Development as of the ____ day of _____, 2018.

[Rest of page intentionally left blank; Signature pages to follow]

(SEAL) CITY OF CARROLL, IOWA

By: _____
Eric Jensen, Mayor

ATTEST:

By: _____
Laura Schaefer, City Clerk

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

On this _____ day of _____, 2018, before me a Notary Public in and for said State, personally appeared Eric Jensen and Laura Schaefer, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Carroll, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Memorandum of Agreement for Private Development – City of Carroll, Iowa]

GREEN STREAM HOMES OF IOWA, L.L.C.,
an Iowa limited liability company

By: _____
David Walters, President

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of Oct, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared David Walters to me personally known, who, being by me duly sworn, did say that he is the President of Green Stream Homes of Iowa, L.L.C., and that said instrument was signed on behalf of said company; and that the said officer acknowledged the execution of said instrument to be the voluntary act and deed of said company, by him voluntarily executed.

Amy Findlay
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
AMY JO FINDLAY
Commission Number 806853
My Commission Expires
October 06, 2020

[Signature page to Memorandum of Agreement for Private Development – Green Stream Homes of Iowa, L.L.C.]

EXHIBIT D

DEVELOPER CERTIFICATION OF COSTS OF INFRASTRUCTURE IMPROVEMENTS

Green Stream Homes of Iowa, L.L.C. (the "Developer") certifies that the expenses shown on the table below were/are the actual expenses incurred by the Developer for the Infrastructure Improvements that are the subject of a Development Agreement entered into the _____ day of _____, 2018 between the City of Carroll, Iowa and the Developer (the "Agreement").

Qualified Costs and Expenses of Infrastructure Improvements							
Project Cost Category	**Engineering, Plans, Specifications**	**Construction Costs**	**Legal Costs**	**Drainage, Landscaping, Grading**	**Cost for acquisition of land within the ROW**	**Interest during construction and for not more than six months thereafter**	**Miscellaneous**
Invoice description and cost							
Invoice description and cost							
Invoice description and cost							
Invoice description and cost							
Invoice description and cost							
Invoice description and cost							
Total Cost per category							

If you need additional space please attach another table.

Attach actual receipts and invoices

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

Green Stream Homes of Iowa, L.L.C.
By: _____
Its: _____

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said State, personally appeared _____to me personally known, who, being by me duly sworn, did say that s/he is _____of Green Stream Homes of Iowa, L.L.C., and that said instrument was signed on behalf of said corporation; and that the said _____as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by him/her voluntarily executed.

_____

Notary Public in and for the State of Iowa

EXHIBIT E

RECEIPT OF HOMEBUYER REGARDING NON-ELIGIBILITY FOR TAX ABATEMENT

To:

_____

_____

_____

By signing this form, you (the Homebuyer) acknowledge receipt of this document, which informs you that as a homeowner purchasing the below-described property, you will not be eligible for tax abatement under any urban revitalization plan of the City of Carroll, or any other state, federal, or local law.

[legal description, property address]

Signature: _____

Print Name: _____

Date: _____

Address: _____

EXHIBIT F

USE RESTRICTION CLAIM FORM

PREPARED BY AND RETURN TO:	Ahlers & Cooney, P.C., 100 Court Ave, Suite 600, Des Moines, Iowa 50309

VERIFIED CLAIM

STATE OF IOWA, COUNTY OF CARROLL) ss.

I, the undersigned, state that the following statements are true and accurate:

1. REAL PROPERTY. This Verified Claim is made with respect to the following described real estate (the "Real Estate"):

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°27'59"W, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 935.42 FEET; THENCE S89°50'09"W ON THE NORTH LINE OF EAST BUSINESS PARK SUBDIVISION 552.83 FEET TO THE POINT OF BEGINNING: THENCE N00°15'35"W, 339.98 FEET TO THE SOUTH LINE OF NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE; THENCE S89°50'21"W, ON SAID SOUTH LINE, 774.67 FEET TO THE WEST RIGHT OFWAY LINE OF BELLA VISTA DRIVE; THENCE S00°15'35"E, ON SAID WEST LINE, 340.02 FEET TO A POINT ON SAID WEST LINE; THENCE N89°50'09"E, ON THE NORTH LINE OF EAST BUSINESS PARK 774.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.05 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

2. NATURE OF INTEREST. The nature of the interest is a use restriction contained in Section 6.9 of an Agreement for Private Development between the City of Carroll, Iowa and Green Stream Homes of Iowa, L.L.C. recorded on _____, 2018 in the Carroll County Recorder's office in Book _____ at Page _____ (the "Development Agreement"), governing the use of the Real Estate.

3. CLAIMANT. The undersigned is the City Clerk for the City of Carroll, Iowa and is authorized to file this Verified Claim on behalf of the City.

4. CLAIM FOR EXTENSION. In accordance with Iowa Code Sections 614.24 and 614.25 and the terms of the covenants, the undersigned hereby claims for the City of Carroll, Iowa the benefit of said use restrictions for an additional period of twenty-one years.

Dated _____, _____.

_____
Laura Schaefer, City Clerk
City of Carroll, Iowa

Subscribed and sworn or affirmed before me by Laura Schaefer, as City Clerk of the City of Carroll, Iowa this _____ day of _____, _____.

_____
Notary Public in and for said State and County

01458156-1\10275-063