

Industrial Park Road Urban Renewal Plan

2002

25
FEE

ORIGINAL

Prepared by: R. Mark Cory
Ahlers, Cooney, Dorweiler, Haynie,
Smith & Allbee, P.C.,
100 Court Avenue, Suite 600,
Des Moines, IA 50309-2231
Telephone: (515) 243-7611

\$ 126⁰⁰

FILED NO. 032551
BOOK 3303 PAGE 208

02 MAY 29 PM 12:57

JOHNSON COUNTY RECORDER
IOWA CITY, IOWA
CIUR2.TXT

5/91

CERTIFICATION TO COUNTY RECORDER

We hereby certify that attached hereto is a true and correct copy of the Industrial Park Road Urban Renewal Plan, and the Resolution adopting same for the Industrial Park Road Urban Renewal Plan Area, of the City of Iowa City, Iowa, the original of which is on file in the records of the undersigned City Clerk.

Dated this 29 day of May, 2002.

Ernest W. Lehman
Mayor of the City of Iowa City, Iowa

Marian K. Karr
Clerk of the City of Iowa City, Iowa

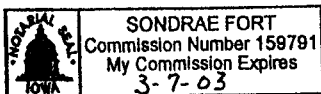
(CITY SEAL)

CORPORATE SEAL

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

ACKNOWLEDGMENT

On this 29 day of May, 2002, before me,
SONDRAE FORT, a Notary Public in and for the State of Iowa, personally
appeared ERNEST W. LEHMAN and MARIAN K. KARR, to me
personally known, and, who, being by me duly sworn, did say that they are the Mayor
and City Clerk, respectively, of the City of Iowa City, Iowa; that the seal affixed to the
foregoing instrument is the official seal of the City, and that the instrument was signed
and sealed on behalf of the City, by authority of its City Council, as contained in Resolution
Ordinance No. 00-194 passed (the Resolution adopted) by the City Council under
Roll Call No. _____ of the City Council on the 21 day of May
_____, 2002, and that ERNEST W. LEHMAN and
MARIAN K. KARR acknowledged the execution of the instrument to be their
voluntary act and deed and the voluntary act and deed of the City, by it voluntarily
executed.



Sondrae Fort
Notary Public in and for said County and State

000208

COUNTY RECORDER'S CERTIFICATE

I, Kim Painter, County Recorder of Johnson County, Iowa, hereby certify that on the 29 day of May, 2002, there was filed in my office a true and correct copy of the Industrial Park Road Urban Renewal Plan of the City of Iowa City, Iowa, approved by the City Council on the 21st day of May, 2002, all duly certified upon the form attached above, for recording and the same is recorded in Book 3303 at Page 208 of the records in my office.

Kimberly A. Painter

County Recorder of Johnson County, Iowa

(COUNTY SEAL)

DLILLEBO\320387\1\10714.073

CORPORATE SEAL

000209

May 21, 2002

The City Council of Iowa City, Iowa, met in regular session, in the Emma J. Harvat Hall, Civic Center, Iowa City, Iowa, at 7:00 o'clock p.M., on the above date. There were present Mayor Lehman, in the chair, and the following named Council Members:

Champion, Kanner, Lehman, O'Donnell, Pfab,

Vanderhoef, Wilburn

Absent: None

* * * * *

The City Council of Iowa City, Iowa, met on May 7, 2002, and held a public hearing on the proposed Industrial Park Road Urban Renewal Plan. The Council then deferred further action on the Plan until this time and place.

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

AYES: Lehman, O'Donnell, Vanderhoef, Wilburn, Champion

NAYS: Kanner, Pfab

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

RESOLUTION NO. 02-194

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE INDUSTRIAL PARK ROAD URBAN RENEWAL PLAN THEREFOR.

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed Industrial Park Road Urban Renewal Plan for the area described below has been prepared, which proposed Plan is on file in the office of the City Clerk and which is incorporated herein by reference; and

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

An area consisting of the following tracts of land:

Tract A

A tract of land in the West 1/2 of Section 24, Township 79 North, Range 6 West of the Fifth Principal Meridian, more particularly described as follows:

Beginning at a point which is the intersection of the Northerly right of way of U.S. Highway 6 and the Easterly right of way of Industrial Park Road, Iowa City, Iowa (said point being more particularly located as follows: commencing at the center of said Section 24; thence South 88 degrees 40 minutes 00 seconds West 341.17 feet; thence South 0 degrees 50 minutes 00 seconds East 630.18 feet to the Northerly right of way line of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West along said right of way 983.79 feet; thence continuing along said right of way North 39 degrees 28 minutes 00 seconds West 92.22 feet; thence continuing along said right of way North 51 degrees 20 minutes 00 seconds West 126.41 feet to said point of beginning); thence North 38 degrees 41 minutes 40 seconds East along the Easterly right of way of said Industrial Park Road 1000 feet to an iron pin; thence South 51 degrees 18 minutes 20 seconds East 650.00 feet to an iron pin; thence South 38 degrees 41 minutes 40 seconds West 1017.30 feet to an iron pin on the Northerly right of way of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West 433.34 feet along said Northerly right of way to a right of way rail; thence North 39 degrees

28 minutes 00 seconds West 92.22 feet along said Northerly right of way to a right of way rail; thence North 51 degrees 20 minutes 00 seconds West 126.41 feet to the point of beginning, in Johnson County, Iowa.

BEING, the same property conveyed to James River Paper Company, Inc., a Virginia corporation, by Deed from the City of Iowa City, Iowa, a municipal corporation, dated April 17, 1990, recorded July 17, 1990, Johnson County, Iowa Land Records in Book 1148, page 115.

Tract B

Lots, 1, 2, 3, 4, & 5 of Auditor's Plat No. 32

Tract C

Commencing at the center of Section 24, Township 79 North, Range 6 West of the 5th P.M., thence south 89 degrees 48 minutes 20 seconds west 505.12 feet, thence north 0 degrees 11 minutes 40 seconds west 1191.20 feet, thence northeasterly 203.62 feet along a 300 foot radius curve concave northwesterly, thence north 0 degrees 11 minutes 40 seconds west 628.40 feet, to the point of beginning, thence north 62 degrees 25 minutes 00 seconds west 589.32 feet, thence north 1 degree 36 minutes 50 seconds east 59.60 feet, thence northwesterly 295.59 feet along a 356.97 foot radius curve concave southwesterly, thence south 62 degrees 25 minutes 00 seconds east 681.91 feet along the southerly right of way line of the Chicago, Rock Island & Pacific Railroad, thence south 27 degrees 35 minutes 00 seconds west 25 feet, thence south 62 degrees 25 minutes 00 seconds east 73.75 feet, thence south 0 degrees 11 minutes 40 seconds east 116.75 feet, thence southerly 124.90 feet along a 50 foot radius curve concave easterly thence south 0 degrees 11 minutes 40 seconds east 20 feet to the point of beginning, together with all easements and servient estates appurtenant thereto.

Tract D

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 79 NORTH RANGE 6 WEST OF THE 5TH P.M., THENCE SOUTH 89°48'20" WEST 505.10 FEET, THENCE NORTH 0°11'40" WEST 1191.20 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 203.62 FEET ALONG A 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE NORTH 0°11'40" WEST 628.40 FEET, THENCE NORTH 62°25'00" WEST 589.32 FEET, THENCE SOUTH 1°36'50" WEST 460.00 FEET, THENCE SOUTHWESTERLY 198.22 FEET ALONG A 306.29 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE SOUTH 38°41'04" WEST 12.25 FEET, THENCE SOUTH 51°18'20" EAST 700.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHWESTERLY 60 FEET THEREOF; BEING THAT PORTION OF THE ABOVE TRACT LYING WITHIN 60 FEET MEASURED NORMALLY IN A NORTHEASTERLY DIRECTION FROM THE COURSE DESCRIBED AS: "S51°18'20" E 700.00 FEET," Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Tract E

A tract of land containing 20.2 acres and locate on the NW ¼ of Section 24, Township 79 North, Range 6 West of the 5th P.M., more particularly described as follows: Commencing at the midpoint on the North line of the NW ¼ of said Section 24, thence on an assumed bearing due South 1309.94 feet to the point of beginning; thence North 38°41'40" East 414.37 feet; thence South 51°18'20" East 700.00 feet; thence South 38°41'40" West 1300.21 feet to the northerly right-of-way of U.S. Highway #6; thence North 51°20'00" West, along said right-of-way line 164.26 feet; thence North 27°26'00" West, along said right-of-way line 125.34 feet; thence North 52°29'40" West, along said right-of-way line 21.12 feet;

thence North 51°18'20" West, along said right-of-way line 400 feet; thence North 38°41'40" East 835.63 feet to the point of beginning.

Tract F

The Industrial Park Road Right-of-Way from its intersection with the northerly Right-of-Way line of U.S. Highway 6 northerly to Said Right-of-Way's terminus.

Tract G

The entire portion of the U.S. Highway 6 Right-of-Way that abuts Tracts A and E above.

(This area is more commonly referred to as the industrial lots along Industrial Park Road)

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said proposed Urban Renewal Plan to be known hereafter as the "Industrial Park Road Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Industrial Park Road Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for development of the City as a whole, prior to City Council approval of such urban renewal project and an urban renewal plan therefor; and

WHEREAS, creation of the Industrial Park Road Urban Renewal Plan Area and adoption of the Industrial Park Road Urban Renewal Plan therefor has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report filed herewith and incorporated herein by this reference; and

WHEREAS, by resolution adopted on April 2, 2002, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Industrial Park Road Urban Renewal Plan and the division of

revenue described therein, and that notice of said consultation and a copy of the proposed Industrial Park Road Urban Renewal Plan be sent to all affected taxing entities; and

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

WHEREAS, by said resolution this Council also set a public hearing on the adoption of the proposed Industrial Park Road Urban Renewal Plan for this meeting of the Council, and due and proper notice of said public hearing was given, as provided by law, by timely publication in the "Press-Citizen", which notice set forth the time and place for this hearing and the nature and purpose thereof; and

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

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Industrial Park Road Urban Renewal Plan" for the area of the City of Iowa City, Iowa legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Industrial Park Road Urban Renewal Plan Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a. A feasible method exists for the location of families who will be displaced from the Industrial Park Road Urban Renewal Plan Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b. The Industrial Park Road Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c. As to those areas of open land to be acquired by the City included within the Industrial Park Road Urban Renewal Plan Area:

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

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

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

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

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

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

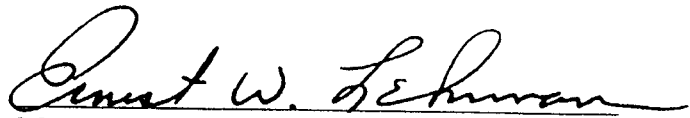
Section 3. That the Industrial Park Road Urban Renewal Plan Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible

for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Industrial Park Road Urban Renewal Plan, attached hereto as Exhibit A and incorporated herein by reference, be and the same is hereby approved and adopted as the "Industrial Park Road Urban Renewal Plan for the Industrial Park Road Urban Renewal Plan Area"; the Industrial Park Road Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of said Industrial Park Road Urban Renewal Plan with the proceedings of this meeting.

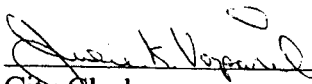
Section 5. That the Industrial Park Road Urban Renewal Plan for the Industrial Park Road Urban Renewal Plan Area shall be in full force and effect from the date of this resolution until the later of the date of termination set forth in the Industrial Park Road Urban Renewal Plan or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Industrial Park Road Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 21st day of May, 2002.



Mayor

ATTEST:



Deputy City Clerk

DLILLEBO\320380\1\10714.073

CORPORATE SEAL

Industrial Park Road Urban Renewal Plan

2002

000219

Table of Contents

Section 1 - Introduction

Section 2 - Urban Renewal Plan Objectives

Section 3 - Description of Urban Renewal Area

Section 4 - Proposed Urban Renewal Actions

Section 5 - Land Use

Section 6 - Relocation of Families

Section 7 - Current Debt and Proposed Indebtedness

Section 8 - Other Provisions Necessary to Meet State & Local Requirements

Section 9 - Procedures for Changes in Approved Plan

Addendum No. 1 - Legal Description

Addendum No. 2 - Industrial Park Road Urban Renewal Project Area Map

000220

Industrial Park Road Urban Renewal Area

Introduction

The Iowa City Comprehensive Plan – 1997 provides a vision for the economic well-being for the residents of Iowa City and outlines the goals the community must strive to achieve in order to attain its economic well-being vision. The goals outlined in the Comprehensive Plan are:

- Diversify and increase the property tax base by (1) encouraging the retention and expansion of existing industry and (2) attracting industries that have growth potential and are compatible with existing businesses;
- Increase employment opportunities consistent with the available labor force;
- Provide and protect areas suitable for future industrial and commercial development;
- Cooperate with local and regional organizations to promote economic development within Iowa City;
- Improve the environmental and economic health of the community through the efficient use of resources; and
- Consider financial incentives and programs to facilitate achieving the above goals.

Over the years the Industrial Park Road Urban Renewal Area has provided a suitable area for industrial development, which has both increased employment opportunities consistent with the available workforce and which has diversified and increased the property tax base of the community. With the likes of international companies such as Loparex and Lear, the community's economic well-being has been maintained and improved.

Though no vacant parcels of land are available in the Industrial Park Road Urban Renewal Area, opportunities are present for existing businesses to expand on existing developed lots. In addition, a few developed parcels may be ready for redevelopment through the actions of private parties. The Industrial Park Road Urban Renewal Area provides a place in which the City can achieve its economic well-being goals through continued industrial development.

To achieve the primary objectives of this Plan, the City of Iowa City shall undertake the urban renewal actions as specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapter 403 of the 2001 Code of Iowa, as amended.

Urban Renewal Plan Objectives

The overall goal of the Industrial Park Road Urban Renewal Plan is to formulate and execute a workable program using public and private resources to further develop the Urban Renewal Project Area for industrial development. The following objectives have been established for the proposed Urban Renewal Project Area:

- To encourage and support development that will maintain and expand the taxable values of property within the Urban Renewal Project Area.

000221

- To encourage the expansion of existing businesses and redevelopment of existing sites.
- To encourage employers who will provide employment opportunities consistent with the available workforce.
- To make public and private infrastructure and site improvements as deemed necessary by the City to support new and expanded industrial development;
- To provide financial incentives and assistance to qualifying businesses, as necessary.

Description of Urban Renewal Area

The legal description of this proposed Urban Renewal Project Area is included in the Plan as Addendum No. 1 - Legal Description.

The location and general boundaries of the Industrial Park Road Urban Renewal Plan Area are shown on Addendum No. 2 - Location Map: Industrial Park Road Urban Renewal Project Area.

Proposed Urban Renewal Actions

Proposed urban renewal actions will consist of private site improvements, public infrastructure improvements, and financial incentives to encourage industrial development.

Private Site Improvements

Private site improvements may include, but are not limited to, demolition of existing buildings and site preparation, design and construction of buildings, grading for building construction and amenities; adequate paving and parking; adequate landscaping; and on-site utilities.

Tax increment financing may be used by qualifying businesses to finance these private site improvements. Qualifying businesses must meet the requirements of the *Financial Incentives* section in order to use tax increment financing for private site improvements.

Public Infrastructure Improvements

Public infrastructure improvements may include, but are not limited to, stormwater management facilities, public streets and sidewalks (such as widening Highway 6), sanitary sewers (such as improvements to the Industrial Park Road sanitary sewer), and storm sewers. Tax increment financing shall be available to finance the construction of these improvements, in whole or in part, at the City Council's discretion.

Financial Incentives

Tax increment financing shall be available for providing direct grants, loans, or rebates for those qualifying businesses engaged in the uses allowed in the General Industrial (I-1) Zone. The funds from the direct grants, loans, or rebates may be used for, but are not limited to, financing the private site improvements listed above. Qualifying businesses shall be determined by the City Council. The Council's determination shall be based upon the financial assistance guidelines

outlined in Addendum A of the "Economic Development Policies, Strategies, and Actions for the City of Iowa City".

Conformance with Land Use Policy and Zoning Ordinance

Comprehensive Plan

The Land Use Map contained in the Comprehensive Plan illustrates the Urban Renewal Project Area for industrial development, which is consistent with this Urban Renewal Plan.

Current Zoning

The Project Area is presently zoned I-1, General Industrial Zone which is consistent with this Urban Renewal Plan.

Current and Proposed Land Uses

The Project Area is presently used for industrial purposes. The proposed land uses include industrial purposes, which are consistent with the current zoning.

Relocation of Families

Given that the Urban Renewal Area does not contain within its boundaries any residential housing units, there is no need to relocate any families.

Current Debt and Proposed Indebtedness

List of Current General Obligation Debt

General Obligation Debt by Issue

<u>Issue Date</u>	<u>Original Amount</u>	<u>Interest Rates</u>	<u>Final Maturity</u>	<u>6-30-01 Principal Outstanding</u>	<u>Notes</u>
1991	\$2,340,000	5.4%-5.6%	6/02	\$225,000	(1)
1992	4,870,000	4.45%-5.50%	6/02	490,000	(2)
1992	3,450,000	4.75%-5.20%	6/07	1,680,000	(3)
1994	7,370,000	4.6%-4.7%	6/04	2,175,000	(4)
1995	8,500,000	4.8%-5.125%	6/07	4,240,000	(5)
1996	6,100,000	3.6%-5.5%	6/15	5,000,000	(6)
1997	5,200,000	4.5%-4.7%	6/07	3,100,000	
1997	5,540,000	4.875%-5.0%	6/17	4,700,000	(7)
1998	8,500,000	4.35%-4.75%	6/13	6,775,000	
1999	9,000,000	4.125-4.75%	6/18	8,075,000	
2000	14,310,000	4.375-5.50%	6/18	13,605,000	
2001	11,500,000	4.00-4.90%	6/16	11,500,000	
Total				<u>\$61,565,000</u>	

- (1) 9.40% abated by sewer revenues.
- (2) 8.68% abated by special assessment revenue. 10.73% abated by water revenue.
- (3) 100% abated by parking revenue.
- (4) 32.1% abated by sewer revenues and 20.5% abated by water revenues.
- (5) 23.88% abated by sewer revenues and 57.88% abated by water revenues.
- (6) 72.89% abated by water revenues.
- (7) 100% abated by water revenues.

000224

Current Constitutional Debt Limit of the City of Iowa City

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

"Indebtedness of political or municipal corporations. No county, or other political or municipal corporation shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation-to be ascertained by the last State and County tax lists, previous to the incurring of such indebtedness."

Debt Limit Computation

As March 8, 2002

Total Assessed Actual Valuation	\$2,904,556,668
Legal Debt Limit of 5% of 2001 Assessed Actual Value	\$145,227,833
Debt Chargeable Against Limit	\$61,565,000
Legal Debt Limit Available	\$83,662,833

Proposed Amount of Indebtedness:

Through the actions of this urban renewal plan, the City of Iowa City proposes to potentially incur indebtedness for public infrastructure improvements, private site improvements, and financial incentives to qualifying businesses. Given the uncertainty of the needs of future business development projects within the Urban Renewal Area, the proposed amount of indebtedness is difficult to determine at this time. The proposed amount of indebtedness to be incurred under this Urban Renewal Plan, including loans, advances, indebtedness, or bonds which qualify, could equal approximately \$2.0 million over the 20 year period of the Urban Renewal Plan's Tax Increment Financing District.

Other Provisions Necessary to Meet State and Local Requirements

Chapter 403 of the 2002 Code of Iowa, as amended, authorizes cities to exercise urban renewal powers and certain other powers for the development of economic development areas. Certain provisions must be fulfilled to exercise these powers. These provisions and the method(s) by which the City of Iowa City proposes to fulfill these provisions (shown with an *) are detailed below.

Provision: A Resolution of necessity finding that a slum, blighted, and/or an economic development area exists in the community and that designation of this area as a proposed Urban Renewal Project Area is appropriate.

- * A Resolution of Necessity was adopted by the City Council on April 2, 2002. This Resolution of Necessity declares the area encompassed by this Urban Renewal Plan is appropriate for development in conformance with the City's zoning and comprehensive plan; however, due to certain circumstances, appropriate economic development of industrial park uses has not occurred on the vacant and under-utilized property which exists in the proposed Urban Renewal Project Area.

Provision: A Resolution of Necessity which determines that the proposed Urban Renewal Project Area is in need of economic development because certain conditions exist which effectively hinder development.

- * A Resolution of Necessity designating the area as meeting the criteria detailed by Chapter 403, Code of Iowa (2002), was adopted by the City Council on April 2, 2002

Provision: A general plan for the development of the municipality has been adopted.

- * The City of Iowa City adopted the 1997 Iowa City Comprehensive Plan on December 9, 1997.

Provision: The Planning and Zoning Commission has made and forwarded its recommendation(s) to the City Council as to the conformity of this Urban Renewal Plan with the 1997 Iowa City Comprehensive Plan.

- * The Planning and Zoning Commission recommendation was forwarded to the City Council on April 5, 2002

Provision A designated representative of the municipality shall hold a consultation with designated representatives of the affected taxing districts after notice is given by regular mail and prior to the public hearing on the plan.

- * The consultation with representatives from the affected taxing districts was held on April 15, 2002. The notice was mailed by regular mail on April 3, 2002.

Provision Representatives of the affected taxing districts may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. The representative of the municipality shall, no later than seven days prior to the public hearing on the urban renewal plan, submit a written response to the affected taxing entity addressing the affected taxing districts' recommendations to the proposed division of revenue.

- * Comments were not received from the affected taxing districts by April 22, 2002, which was seven days following the date of the consultation.

Provision: A public hearing on the on the Urban Renewal Plan is held after official publication of the public notice.

- * The public hearing on the Urban Renewal Plan document pursuant to state law was held on May 7, 2002. The public notice was published April 30, 2002, in the Press Citizen, a newspaper having a general circulation in Iowa City.

Provision: Approval of the Urban Renewal Plan by the local public agency after finding that:

(a) A feasible method exists for relocating families.

(b) The Urban Renewal Plan conforms to the general plan known as the 1997 Iowa City Comprehensive Plan.

- * The plan includes a feasible method for relocating families.

On May 21, 2002, the City Council of the City of Iowa City by resolution has found this Urban Renewal Plan to be in conformance with the 1997 Iowa City Comprehensive Plan, the adopted general plan for the municipality.

Procedures for Changes in Approved Plan

If the City of Iowa City desires to amend this Urban Renewal Plan, it may do so after providing public notice, holding a public hearing on the proposed change, and undertaking other required actions in conformance with applicable state and local laws.

Addendum No. 1
Legal Description of the
Proposed Urban Renewal Project Area

An area consisting of the following tracts of land:

Tract A

A tract of land in the West 1/2 of Section 24, Township 79 North, Range 6 West of the Fifth Principal Meridian, more particularly described as follows:

Beginning at a point which is the intersection of the Northerly right of way of U.S. Highway 6 and the Easterly right of way of Industrial Park Road, Iowa City, Iowa (said point being more particularly located as follows: commencing at the center of said Section 24; thence South 88 degrees 40 minutes 00 seconds West 341.17 feet; thence South 0 degrees 50 minutes 00 seconds East 630.18 feet to the Northerly right of way line of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West along said right of way 983.79 feet; thence continuing along said right of way North 39 degrees 28 minutes 00 seconds West 92.22 feet; thence continuing along said right of way North 51 degrees 20 minutes 00 seconds West 126.41 feet to said point of beginning); thence North 38 degrees 41 minutes 40 seconds East along the Easterly right of way of said Industrial Park Road 1000 feet to an iron pin; thence South 51 degrees 18 minutes 20 seconds East 650.00 feet to an iron pin; thence South 38 degrees 41 minutes 40 seconds West 1017.30 feet to an iron pin on the Northerly right of way of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West 433.34 feet along said Northerly right of way to a right of way rail; thence North 39 degrees 28 minutes 00 seconds West 92.22 feet along said Northerly right of way to a right of way rail; thence North 51 degrees 20 minutes 00 seconds West 126.41 feet to the point of beginning, in Johnson County, Iowa.

BEING, the same property conveyed to James River Paper Company, Inc., a Virginia corporation, by Deed from the City of Iowa City, Iowa, a municipal corporation, dated April 17, 1990, recorded July 17, 1990, Johnson County, Iowa Land Records in Book 1148, page 115.

Tract B

Lots, 1, 2, 3, 4, & 5 of Auditor's Plat No. 32

Tract C

Commencing at the center of Section 24, Township 79 North, Range 6 West of the 5th P.M., thence south 89 degrees 48 minutes 20 seconds west 505.12 feet, thence north 0 degrees 11 minutes 40 seconds west 1191.20 feet, thence northeasterly 203.62 feet along a 300 foot radius curve concave northwesterly, thence north 0 degrees 11 minutes 40 seconds west 628.40 feet, to the point of beginning, thence north 62 degrees 25 minutes 00 seconds west 589.32 feet, thence north 1 degree 36 minutes 50 seconds east 59.60 feet, thence northwesterly 295.59 feet along a 356.97 foot radius curve concave southwesterly, thence south 62 degrees 25 minutes 00 seconds east 681.91 feet along the southerly right of way line of the Chicago, Rock Island & Pacific Railroad, thence south 27 degrees 35 minutes 00 seconds west 25 feet, thence south 62 degrees 25 minutes 00 seconds east

73.75 feet, thence south 0 degrees 11 minutes 40 seconds east 116.75 feet, thence southerly 124.90 feet along a 50 foot radius curve concave easterly thence south 0 degrees 11 minutes 40 seconds east 20 feet to the point of beginning, together with all easements and servient estates appurtenant thereto.

Tract D

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 79 NORTH RANGE 6 WEST OF THE 5TH P.M., THENCE SOUTH 89°48'20" WEST 505.10 FEET, THENCE NORTH 0°11'40" WEST 1191.20 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 203.62 FEET ALONG A 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE NORTH 0°11'40" WEST 628.40 FEET, THENCE NORTH 62°25'00" WEST 589.32 FEET, THENCE SOUTH 1°36'50" WEST 460.00 FEET, THENCE SOUTHWESTERLY 198.22 FEET ALONG A 306.29 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE SOUTH 38°41'04" WEST 12.25 FEET, THENCE SOUTH 51°18'20" EAST 700.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHWESTERLY 60 FEET THEREOF; BEING THAT PORTION OF THE ABOVE TRACT LYING WITHIN 60 FEET MEASURED NORMALLY IN A NORTHEASTERLY DIRECTION FROM THE COURSE DESCRIBED AS: "S51°18'20" E 700.00 FEET," Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Tract E

A tract of land containing 20.2 acres and locate on the NW ¼ of Section 24, Township 79 North, Range 6 West of the 5th P.M., more particularly described as follows: Commencing at the midpoint on the North line of the NW ¼ of said Section 24, thence on an assumed bearing due South 1309.94 feet to the point of beginning; thence North 38°41'40" East 414.37 feet; thence South 51°18'20" East 700.00 feet; thence South 38°41'40" West 1300.21 feet to the northerly right-of-way of U.S. Highway #6; thence North 51°20'00" West, along said right-of-way line 164.26 feet; thence North 27°26'00" West, along said right-of-way line 125.34 feet; thence North 52°29'40" West, along said right-of-way line 21.12 feet; thence North 51°18'20" West, along said right-of-way line 400 feet; thence North 38°41'40" East 835.63 feet to the point of beginning.

Tract F

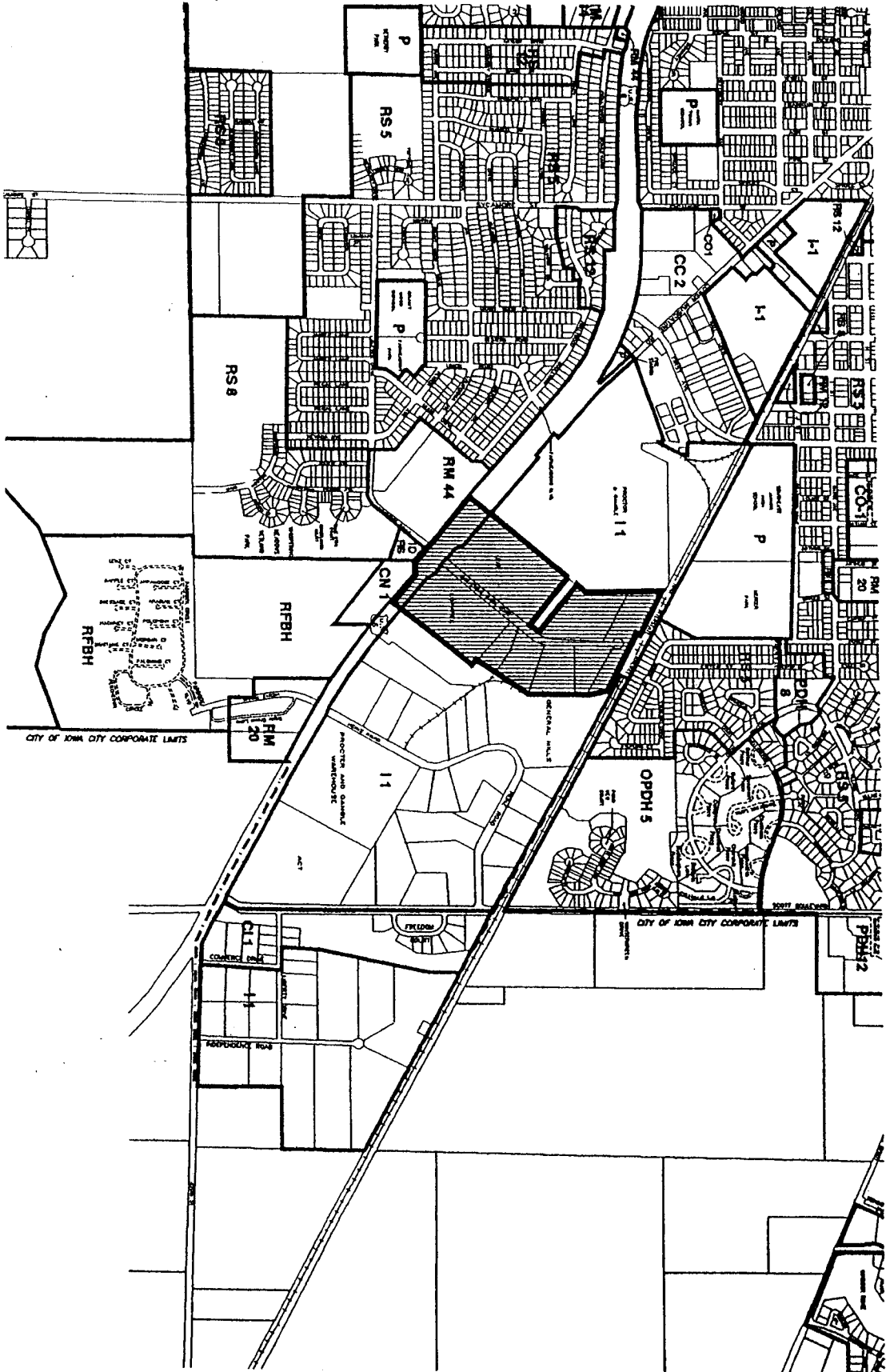
The Industrial Park Road Right-of-Way from its intersection with the northerly Right-of-Way line of U.S. Highway 6 northerly to Said Right-of-Way's terminus.

Tract G

The entire portion of the U.S. Highway 6 Right-of-Way that abuts Tracts A and E above.

(This area is more commonly referred to as the industrial lots along Industrial Park Road)

Addendum 2



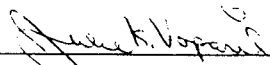
Industrial Park Road Urban Renewal Area

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF JOHNSON)

I, the undersigned City Clerk of Iowa City, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said 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 said 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 said Municipality hereto affixed this
24th day of May, 2002.



Deputy City Clerk, Iowa City, Iowa

SEAL

DLILLEBO316782\110714.074

CORPORATE SEAL

000232