

Moss Green Urban Village

Urban Renewal Plan

CITY OF IOWA CITY, IOWA

APRIL, 2010

Prepared by: Wendy Ford, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5248

RESOLUTION NO. 10-137

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 MOSS GREEN URBAN VILLAGE URBAN RENEWAL PLAN THEREFOR.

WHEREAS, the 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 Moss Green Urban Village 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 Plan includes and consists of:

MOSS-GREEN URBAN VILLAGE

A part of the subdivision of the Northeast One-Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, as recorded in Plat Book 1 at Page 11 in the Records of the Johnson County Recorder, Johnson County, Iowa, more particularly described as follows: Lots Four (4), Five (5) and Ten (10) and the South nine (9) acres of Lot Six (6), and the South 12-1/2 acres of Lot Eight (8), all of the subdivision of Northeast Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, containing 60.67 acres, more or less.

And

All of the Northeast Quarter of the Southeast Quarter, a part of the Southeast Quarter of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line and the East 63.75 acres of the West Half of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line, all of said Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, being more particularly described as follows: BEGINNING at the East Quarter Corner of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa;

THENCE South 00°46'46" East, a distance of 1,980.54 feet to the North Right-of-Way line of Interstate 80;

THENCE South 82°24'15" West, along the North Right-of-Way line of Interstate 80, a distance of 646.23 feet;

THENCE continuing west along the North Right-of-Way line of Interstate 80, North 88°11'05" West, a distance of 1,731.77 feet;

THENCE North 00°54'55" West, a distance of 2,023.65 feet to the North line of the Southeast Quarter of said Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa;

THENCE South 89°41'57" East, along said North line of the Southeast Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, a distance of 2,376.88 feet to the POINT OF BEGINNING, containing 111.22 acres, more or less.

HILLS BANK & TRUST and NEAL N. LLEWELLYN:

The Southwest Quarter of the of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa and that portion of The Southeast Quarter of the of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa lying West of Iowa Highway 1 (North Dodge Street) containing 71.35 acres, more or less.

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 "Moss Green Urban Village Urban Renewal Plan;" and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Moss Green Urban Village 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 therefore; and

WHEREAS, creation of the Moss Green Urban Village Urban Renewal Plan Area and adoption of the Moss Green Urban Village Urban Renewal Plan therefore 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 the reference; and

WHEREAS, as the proposed urban renewal area includes land classified as "agricultural land" under Iowa Code Section 403.17(10), written permission of the current owners has been obtained; and

WHEREAS, by a resolution adopted on March 23, 2010, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Moss Green Urban Village Urban Renewal Plan and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Moss Green Urban Village 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 an, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the 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 Moss Green Urban Village 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 Iowa City 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 "Moss Green Urban Village 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 "Moss Green Urban Village 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 that the Moss Green Urban Village Urban Renewal Plan conforms to the general plan for the development of the City as a whole.

Section 3. That the Moss Green Urban Village 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 Moss Green Urban Village Urban Renewal Plan, attached hereto as Exhibit A and incorporated herein by reference, be and the same is hereby approved and adopted as the "Moss Green Urban Village Urban Renewal Plan for the Moss Green Urban Village Urban Renewal Plan Area"; the Moss Green Urban Village 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 Moss Green Urban Village Urban Renewal Plan with the proceedings of this meeting.

Section 5. That the Moss Green Urban Village Urban Renewal Plan for the Moss Green Urban Village 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 Moss Green Urban Village 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 Moss Green Urban Village 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.

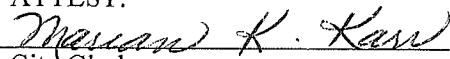
PASSED AND APPROVED this 27th day of April, 2010.

CORPORATE SEAL

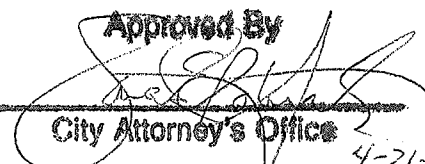


Mayor

ATTEST:



City Clerk

Approved By


City Attorney's Office 4-21-10



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Recorded: 06/03/2010 at 02:33:56 PM
Fee Amt: \$149.00 Page 1 of 29
Johnson County Iowa
Kim Painter County Recorder

BK **4597** PG **924-952**



STATE OF IOWA)
) SS
JOHNSON COUNTY)

I, Marian K. Karr, City Clerk of Iowa City, Iowa, do hereby certify that the Resolution attached hereto is a true and correct copy of Resolution No. 10-137 which was passed by the City Council of Iowa City, Iowa, at a regular meeting held on the 27th day of April, 2010, all as the same appears of record in my office.

Dated at Iowa City, Iowa, this 2nd day of June, 2010.

Marian K. Karr
City Clerk

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CORPORATE SEAL

**Moss Green
Urban Village**

Urban Renewal Plan

CITY OF IOWA CITY, IOWA

APRIL, 2010

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1. Introduction

This Urban Renewal Plan has been developed to help local officials promote economic development in Iowa City, Iowa. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

The goals outlined in this Moss Green Urban Village Urban Renewal Plan include the following, which are also goals included in the Iowa City Comprehensive Plan - 1997, as amended:

- 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.

In order to make development sites attractive to new and expanding firms, communities are frequently called upon to provide financial incentives and programs. Other development sites in the region, which already cater to commercial, office, research, light production, and assembly uses, make tax increment financing available to qualifying businesses. As is consistent with the Iowa City Comprehensive Plan, the City has concluded it is in the interest of its citizens to encourage the development of commercial, office and research development zoned land in order to provide competitive development sites for commercial, office, research, light production and/or assembly uses. To assist with ensuring that this type of development site is competitive, the City intends to make available the use of tax increment financing as a means to finance the construction of some of the necessary public infrastructure improvements within the Moss Green Urban Village Urban Renewal Plan Area, referred to hereafter in this Plan as the Urban Renewal Project Area or Area. In addition, the City may make available the use of tax increment financing to provide direct grants, loans or rebates for qualifying businesses planning to locate in the Urban Renewal Project Area.

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 Chapters 15A and 403 of the 2009 Code of Iowa, as amended.

2. District Designation

With the adoption of this plan, Iowa City will designate this Urban Renewal Area as an economic development district that is appropriate for commercial and industrial development.

3. Base Value

If the Moss Green Urban Village Urban Renewal Area is legally established and debt is certified prior to December 1, 2010, the taxable valuation within the district as of January 1, 2009 will be considered the “base valuation”. If the debt is not certified until a later date, the “base value” will be the assessed value of the taxable property in the Urban Renewal Area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt.

4. Urban Renewal Plan Objectives

The overall goal of the Moss Green Urban Village Urban Renewal Plan is to formulate and execute a workable program using public and private resources to develop the Urban Renewal Project Area for uses generally allowed in commercial, office and research park zones. Renewal activities are designed to provide opportunities, incentives and sites for commercial and industrial development. Objectives for development in the Urban Renewal Area include:

- To encourage and support development that will expand the taxable values of property within the Urban Renewal Project Area;
- To plan for and provide sufficient land for new commercial and industrial development in a manner that is efficient from the standpoint of providing services;
- To help finance the cost of constructing street and other infrastructure improvements to support new development;
- To stimulate, through public action and commitment, private investment in new commercial and industrial development;
- To encourage and support development that will result in job creation;
- To encourage the use of green technologies in infrastructure development, land use and new buildings;
- To encourage the development of start-up firms and the attraction of new businesses;
- To provide for the orderly physical and economic growth of the city;

- To enhance the availability of sites to accommodate the construction of industrial, commercial, office, research park and associated uses;
- To assist with the provision of infrastructure to enable competitive land prices and lease rates and thereby provide a more marketable and attractive investment climate;
- To make public improvements as deemed necessary by the City to support new industrial, commercial, office, research park and associated uses; and
- To provide financial incentives and assistance to qualifying businesses.

5. 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 Moss Green Urban Village Urban Renewal Plan Area are shown on Addendum No. 2 - Location Map: Moss Green Urban Village Urban Renewal Project Area. This area is approximately 243 acres.

6. Types of Urban Renewal Activities

To meet the objectives of this Urban Renewal Plan and to encourage the development of the area, the City intends to utilize the powers conferred under Iowa Code Chapters 15A and 403 (2009) and financial incentives, including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
3. To make loans, forgivable loans, grants, or rebates to private persons or businesses for economic development purposes on such terms as may be determined by the Iowa City Council, in its sole discretion.
4. To provide for the installation of infrastructure and roadway improvements.
5. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions in Iowa City.
6. To encourage the incorporation of energy efficient building techniques such as those specified in the Iowa Green Building Standards, or those attaining

LEED certification, through the use of tax increment financing, in the sole discretion of the City Council.

7. Proposed Projects

Proposed projects involve activities necessary to facilitate growth in the Urban Renewal Area and provide incentives to encourage new development to locate in the area. Projects including water, sewer, street and other infrastructure may be constructed. In addition, the City may consider providing direct or indirect financial incentives to private persons or businesses as incentives to locate in the Area.

Private Site Improvements

Lot development may include, but is not limited to, design and construction of buildings and building additions, grading for building construction and amenities; paving and parking; landscaping; and on-site utilities. Tax increment financing may be granted to be used by qualifying businesses to finance private site improvements. Businesses incorporating energy efficient building techniques such as those specified in the Iowa Green Building Standards, or those attaining LEED certification may be eligible for additional tax increment financing, in the sole discretion of the City Council.

Public Infrastructure Improvements

Public infrastructure improvements may include, but are not limited to, public streets and sidewalks, sanitary sewers, storm sewers, water distribution mains and open space improvements. Tax increment financing may be available to finance the construction of these improvements, at the City Council's discretion.

Financial Incentives

At the City Council's discretion, tax increment financing may be available for providing direct grants, loans, or rebates for those qualifying businesses engaged in commercial, industrial, office, research park and associated use activities allowed in the Urban Renewal Project Area. The funds from the direct grants, loans, or rebates may be used for, but are not limited to, financing the public and private site improvements. Qualifying businesses and improvements shall be determined by the City Council in its sole discretion.

8. Conformance with Land Use Policy and Zoning Ordinance

Comprehensive Plan

The Urban Renewal Project Area is part of the area near the I-80 interchange with Highway 1. The Iowa City Comprehensive Plan states that this area...

...provides one of the few opportunities for office research park development in Iowa City. National Computer Systems (now Pearson) (within the North Corridor Planning District) and ACT (south of I-80 in the North Corridor Planning District) are successful examples of this type of development. With the tone set by these two companies and the advantages of interstate exposure, land around this interchange should continue to be preserved for office research park and research development park opportunities.

Iowa City has a general plan for the physical development of the City outlined in both the Iowa City Zoning Ordinance and the Iowa City Comprehensive Plan - 1997, as amended. The goals and objectives of this Urban Renewal Plan are consistent with the goals and land use policy contained in the Zoning Ordinance and Comprehensive Plan, which were identified and adopted as part of the planning process.

Current Zoning

The Project Area's present zoning designation is ID-ORP, Interim Development - Office Research Park, and is consistent with this Urban Renewal Plan. The proposed zoning, whether Office Research Park (ORP) or Research Development Park (RDP), is also consistent with this Plan.

Current and Proposed Land Uses

The area is comprised of approximately 243 acres of developable land. The proposed land uses include commercial, industrial, office, research, light production, and/or assembly purposes, which are consistent with the proposed zoning.

9. Relocation of Families

Though the Moss Green Urban Village Urban Renewal Plan does not anticipate the need to relocate families, as there is no current residential area within the Plan, in the event that such needs arise the City will consider provisions for the relocation of persons, including families, business concerns and others who could be displaced as a result of improvements to be made in the designated Urban Renewal Project Area.

10. Financial Data

1. Constitutional Debt Limit: \$ 218,695,116
2. Current general obligation debt: \$ 84,995,000
3. Proposed amount of indebtedness to be incurred: A specific amount of tax increment debt to be incurred (including direct grants, loans, advances, indebtedness, or bonds) for projects over time has not yet been determined. The City Council will consider each request for financial assistance or a project proposal on a case-by-case basis to determine if it is in the City's best interest to participate. It is estimated that the City's cost for initial anticipated projects discussed herein will be in the \$10 to \$15 million range.

11. Urban Renewal Plan Amendments

This Urban Renewal Plan may be amended from time to time to include change in the area, to add or change land use controls or regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions.

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, all in conformance with applicable state and local laws.

12. Property Acquisition/Disposition

Other than easements and right-of-ways, no property acquisition by the City is anticipated.

13. Consents to Include Agricultural Land

As the Moss Green Urban Village Urban Renewal Area contains land that is being used for agricultural purposes as defined by Iowa Code Section 403.17(3), the property owners of such land have executed consents to allow the City to include real property defined as "Agricultural Land" within the Urban Renewal Area. These Consents are attached as Addendum No. 3.

14. Effective Period

This Urban Renewal Plan will become effective upon its adoption by the City Council of Iowa City and will remain in effect as a plan until it is repealed by the City Council. With respect to any property covered by this plan which is included in an ordinance which designated that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue", as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any grants, loans, advances, indebtedness or bonds which qualify for payment from the incremental property tax revenues attributable to that property. However, the use of tax increment financing revenues (including the amount of grants, loans, advances, indebtedness or bonds which qualify for payment for the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under the Urban Renewal Plan shall be limited as deemed appropriate by the Council and consistent with all applicable provisions of law.

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

Consisting of a tract of land described as follows:

MOSS-GREEN URBAN VILLAGE

A part of the subdivision of the Northeast One-Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, as recorded in Plat Book 1 at Page 11 in the Records of the Johnson County Recorder, Johnson County, Iowa, more particularly described as follows: Lots Four (4), Five (5) and Ten (10) and the South nine (9) acres of Lot Six (6), and the South 12-1/2 acres of Lot Eight (8), all of the subdivision of Northeast Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, containing 60.67 acres, more or less; and

All of the Northeast Quarter of the Southeast Quarter, a part of the Southeast Quarter of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line and the East 63.75 acres of the West Half of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line, all of said Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, being more particularly described as follows: BEGINNING at the East Quarter Corner of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa;

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HILLS BANK & TRUST and NEAL N. LLEWELLYN:

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Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features several key elements:

- Transportation Corridors:** Interstate - 80 runs vertically along the left side. Future Oakdale Boulevard runs horizontally across the middle. Highway 1 runs diagonally from the bottom left towards the center.
- Land Use Zones:** The map is divided into three primary zones, each represented by a different pattern:
 - Mixed Use Commercial:** Indicated by a diagonal hatching pattern, located primarily along Future Oakdale Boulevard and near Highway 1.
 - Office and Research Park:** Indicated by a stippled/dotted pattern, occupying large areas in the upper and lower right portions of the plan.
 - Unlabeled Zone:** A large area in the upper left is filled with a cross-hatching pattern, which is not explicitly defined in the legend.
- Geographical Features:** A winding waterway, likely a river or creek, flows through the center of the plan, intersecting with the transportation corridors.
- Infrastructure and Landmarks:** Various smaller features are labeled, including "LOT-10", "LOT-11", "LOT-12", "LOT-13", "LOT-14", "LOT-15", "LOT-16", "LOT-17", "LOT-18", "LOT-19", "LOT-20", "LOT-21", "LOT-22", "LOT-23", "LOT-24", "LOT-25", "LOT-26", "LOT-27", "LOT-28", "LOT-29", "LOT-30", "LOT-31", "LOT-32", "LOT-33", "LOT-34", "LOT-35", "LOT-36", "LOT-37", "LOT-38", "LOT-39", "LOT-40", "LOT-41", "LOT-42", "LOT-43", "LOT-44", "LOT-45", "LOT-46", "LOT-47", "LOT-48", "LOT-49", "LOT-50", "LOT-51", "LOT-52", "LOT-53", "LOT-54", "LOT-55", "LOT-56", "LOT-57", "LOT-58", "LOT-59", "LOT-60", "LOT-61", "LOT-62", "LOT-63", "LOT-64", "LOT-65", "LOT-66", "LOT-67", "LOT-68", "LOT-69", "LOT-70", "LOT-71", "LOT-72", "LOT-73", "LOT-74", "LOT-75", "LOT-76", "LOT-77", "LOT-78", "LOT-79", "LOT-80", "LOT-81", "LOT-82", "LOT-83", "LOT-84", "LOT-85", "LOT-86", "LOT-87", "LOT-88", "LOT-89", "LOT-90", "LOT-91", "LOT-92", "LOT-93", "LOT-94", "LOT-95", "LOT-96", "LOT-97", "LOT-98", "LOT-99", "LOT-100".

Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features a central area labeled 'LOT-10' and 'LOT-11' which are designated for 'Mixed Use Commercial' development, indicated by diagonal hatching. Surrounding these central lots are areas designated for 'Office and Research Park', shown with a stippled pattern. The map includes a network of roads, including 'Future Oakdale Boulevard' and 'Hwy 1'. A north arrow is located in the upper right corner, pointing towards the top of the page. The map also shows topographical features like a river or stream and various lot boundaries with dimensions.

Future Oakdale Boulevard

Office and Research Park

Mixed Use Commercial

INTERSTATE - 80

Hwy 1

Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features a central area labeled 'LOT-10' and 'LOT-11' which are designated for 'Mixed Use Commercial' development, indicated by diagonal hatching. Surrounding these central lots are areas designated for 'Office and Research Park', shown with a stippled pattern. The map includes a network of roads, with 'Future Oakdale Boulevard' running horizontally across the upper portion and 'Hwy 1' running vertically along the right side. A 'Normal Roadway' is also indicated. The map is oriented with North (N) at the top, as indicated by a north arrow. A scale bar at the bottom left shows distances in feet (0, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000). The map also shows various other features such as 'LOT-12', 'LOT-13', 'LOT-14', 'LOT-15', 'LOT-16', 'LOT-17', 'LOT-18', 'LOT-19', 'LOT-20', 'LOT-21', 'LOT-22', 'LOT-23', 'LOT-24', 'LOT-25', 'LOT-26', 'LOT-27', 'LOT-28', 'LOT-29', 'LOT-30', 'LOT-31', 'LOT-32', 'LOT-33', 'LOT-34', 'LOT-35', 'LOT-36', 'LOT-37', 'LOT-38', 'LOT-39', 'LOT-40', 'LOT-41', 'LOT-42', 'LOT-43', 'LOT-44', 'LOT-45', 'LOT-46', 'LOT-47', 'LOT-48', 'LOT-49', 'LOT-50', 'LOT-51', 'LOT-52', 'LOT-53', 'LOT-54', 'LOT-55', 'LOT-56', 'LOT-57', 'LOT-58', 'LOT-59', 'LOT-60', 'LOT-61', 'LOT-62', 'LOT-63', 'LOT-64', 'LOT-65', 'LOT-66', 'LOT-67', 'LOT-68', 'LOT-69', 'LOT-70', 'LOT-71', 'LOT-72', 'LOT-73', 'LOT-74', 'LOT-75', 'LOT-76', 'LOT-77', 'LOT-78', 'LOT-79', 'LOT-80', 'LOT-81', 'LOT-82', 'LOT-83', 'LOT-84', 'LOT-85', 'LOT-86', 'LOT-87', 'LOT-88', 'LOT-89', 'LOT-90', 'LOT-91', 'LOT-92', 'LOT-93', 'LOT-94', 'LOT-95', 'LOT-96', 'LOT-97', 'LOT-98', 'LOT-99', 'LOT-100'. The map also shows various other features such as 'LOT-101', 'LOT-102', 'LOT-103', 'LOT-104', 'LOT-105', 'LOT-106', 'LOT-107', 'LOT-108', 'LOT-109', 'LOT-110', 'LOT-111', 'LOT-112', 'LOT-113', 'LOT-114', 'LOT-115', 'LOT-116', 'LOT-117', 'LOT-118', 'LOT-119', 'LOT-120', 'LOT-121', 'LOT-122', 'LOT-123', 'LOT-124', 'LOT-125', 'LOT-126', 'LOT-127', 'LOT-128', 'LOT-129', 'LOT-130', 'LOT-131', 'LOT-132', 'LOT-133', 'LOT-134', 'LOT-135', 'LOT-136', 'LOT-137', 'LOT-138', 'LOT-139', 'LOT-140', 'LOT-141', 'LOT-142', 'LOT-143', 'LOT-144', 'LOT-145', 'LOT-146', 'LOT-147', 'LOT-148', 'LOT-149', 'LOT-150', 'LOT-151', 'LOT-152', 'LOT-153', 'LOT-154', 'LOT-155', 'LOT-156', 'LOT-157', 'LOT-158', 'LOT-159', 'LOT-160', 'LOT-161', 'LOT-162', 'LOT-163', 'LOT-164', 'LOT-165', 'LOT-166', 'LOT-167', 'LOT-168', 'LOT-169', 'LOT-170', 'LOT-171', 'LOT-172', 'LOT-173', 'LOT-174', 'LOT-175', 'LOT-176', 'LOT-177', 'LOT-178', 'LOT-179', 'LOT-180', 'LOT-181', 'LOT-182', 'LOT-183', 'LOT-184', 'LOT-185', 'LOT-186', 'LOT-187', 'LOT-188', 'LOT-189', 'LOT-190', 'LOT-191', 'LOT-192', 'LOT-193', 'LOT-194', 'LOT-195', 'LOT-196', 'LOT-197', 'LOT-198', 'LOT-199', 'LOT-200'. 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The map also shows various other features such as 'LOT-301', 'LOT-302', 'LOT-303', 'LOT-304', 'LOT-305', 'LOT-306', 'LOT-307', 'LOT-308', 'LOT-309', 'LOT-310', 'LOT-311', 'LOT-312', 'LOT-313', 'LOT-314', 'LOT-315', 'LOT-316', 'LOT-317', 'LOT-318', 'LOT-319', 'LOT-320', 'LOT-321', 'LOT-322', 'LOT-323', 'LOT-324', 'LOT-325', 'LOT-326', 'LOT-327', 'LOT-328', 'LOT-329', 'LOT-330', 'LOT-331', 'LOT-332', 'LOT-333', 'LOT-334', 'LOT-335', 'LOT-336', 'LOT-337', 'LOT-338', 'LOT-339', 'LOT-340', 'LOT-341', 'LOT-342', 'LOT-343', 'LOT-344', 'LOT-345', 'LOT-346', 'LOT-347', 'LOT-348', 'LOT-349', 'LOT-350', 'LOT-351', 'LOT-352', 'LOT-353', 'LOT-354', 'LOT-355', 'LOT-356', 'LOT-357', 'LOT-358', 'LOT-359', 'LOT-360', 'LOT-361', 'LOT-362', 'LOT-363', 'LOT-364', 'LOT-365', 'LOT-366', 'LOT-367', 'LOT-368', 'LOT-369', 'LOT-370', 'LOT-371', 'LOT-372', 'LOT-373', 'LOT-374', 'LOT-375', 'LOT-376', 'LOT-377', 'LOT-378', 'LOT-379', 'LOT-380', 'LOT-381', 'LOT-382', 'LOT-383', 'LOT-384', 'LOT-385', 'LOT-386', 'LOT-387', 'LOT-388', 'LOT-389', 'LOT-390', 'LOT-391', 'LOT-392', 'LOT-393', 'LOT-394', 'LOT-395', 'LOT-396', 'LOT-397', 'LOT-398', 'LOT-399', 'LOT-400'. The map also shows various other features such as 'LOT-401', 'LOT-402', 'LOT-403', 'LOT-404', 'LOT-405', 'LOT-406', 'LOT-407', 'LOT-408', 'LOT-409', 'LOT-410', 'LOT-411', 'LOT-412', 'LOT-413', 'LOT-414', 'LOT-415', 'LOT-416', 'LOT-417', 'LOT-418', 'LOT-419', 'LOT-420', 'LOT-421', 'LOT-422', 'LOT-423', 'LOT-424', 'LOT-425', 'LOT-426', 'LOT-427', 'LOT-428', 'LOT-429', 'LOT-430', 'LOT-431', 'LOT-432', 'LOT-433', 'LOT-434', 'LOT-435', 'LOT-436', 'LOT-437', 'LOT-438', 'LOT-439', 'LOT-440', 'LOT-441', 'LOT-442', 'LOT-443', 'LOT-444', 'LOT-445', 'LOT-446', 'LOT-447', 'LOT-448', 'LOT-449', 'LOT-450', 'LOT-451', 'LOT-452', 'LOT-453', 'LOT-454', 'LOT-455', 'LOT-456', 'LOT-457', 'LOT-458', 'LOT-459', 'LOT-460', 'LOT-461', 'LOT-462', 'LOT-463', 'LOT-464', 'LOT-465', 'LOT-466', 'LOT-467', 'LOT-468', 'LOT-469', 'LOT-470', 'LOT-471', 'LOT-472', 'LOT-473', 'LOT-474', 'LOT-475', 'LOT-476', 'LOT-477', 'LOT-478', 'LOT-479', 'LOT-480', 'LOT-481', 'LOT-482', 'LOT-483', 'LOT-484', 'LOT-485', 'LOT-486', 'LOT-487', 'LOT-488', 'LOT-489', 'LOT-490', 'LOT-491', 'LOT-492', 'LOT-493', 'LOT-494', 'LOT-495', 'LOT-496', 'LOT-497', 'LOT-498', 'LOT-499', 'LOT-500'. The map also shows various other features such as 'LOT-501', 'LOT-502', 'LOT-503', 'LOT-504', 'LOT-505', 'LOT-506', 'LOT-507', 'LOT-508', 'LOT-509', 'LOT-510', 'LOT-511', 'LOT-512', 'LOT-513', 'LOT-514', 'LOT-515', 'LOT-516', 'LOT-517', 'LOT-518', 'LOT-519', 'LOT-520', 'LOT-521', 'LOT-522', 'LOT-523', 'LOT-524', 'LOT-525', 'LOT-526', 'LOT-527', 'LOT-528', 'LOT-529', 'LOT-530', 'LOT-531', 'LOT-532', 'LOT-533', 'LOT-534', 'LOT-535', 'LOT-536', 'LOT-537', 'LOT-538', 'LOT-539', 'LOT-540', 'LOT-541', 'LOT-542', 'LOT-543', 'LOT-544', 'LOT-545', 'LOT-546', 'LOT-547', 'LOT-548', 'LOT-549', 'LOT-550', 'LOT-551', 'LOT-552', 'LOT-553', 'LOT-554', 'LOT-555', 'LOT-556', 'LOT-557', 'LOT-558', 'LOT-559', 'LOT-560', 'LOT-561', 'LOT-562', 'LOT-563', 'LOT-564', 'LOT-565', 'LOT-566', 'LOT

Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features a central area labeled 'LOT-10' and 'LOT-11' which are designated for 'Mixed Use Commercial' development, indicated by diagonal hatching. Surrounding these central lots are areas designated for 'Office and Research Park', shown with a stippled pattern. The plan includes a network of roads, including 'Future Oakdale Boulevard' and 'Hwy 1'. A north arrow is located in the upper right corner, and a scale bar is provided in the lower right corner. The map also shows existing topographical features like a creek and various lot boundaries.

Future Oakdale Boulevard

Office and Research Park

Mixed Use Commercial

INTERSTATE - 80

LOT-10

LOT-11

LOT-12

LOT-13

LOT-14

LOT-15

LOT-16

LOT-17

LOT-18

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Office and Research Park

Mixed Use Commercial

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Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features a central area labeled 'LOT-10' and 'LOT-11' which are designated for 'Mixed Use Commercial' development, indicated by diagonal hatching. Surrounding these central lots are areas designated for 'Office and Research Park', shown with a stippled pattern. The map includes a network of roads, including 'Future Oakdale Boulevard' and 'Hwy 1'. A north arrow is located in the upper right corner, pointing towards the top of the page. The map also shows various topographical features such as 'CANYON' and 'CANYON' and a 'WATER' feature. The overall layout suggests a planned urban development with a mix of commercial and research-oriented land uses.

Future Oakdale Boulevard

Office and Research Park

Mixed Use Commercial

INTERSTATE - 80

LOT-10

LOT-11

CANYON

CANYON

WATER

Hwy 1

N

Moss Green Urban Village – Concept Plan

The map illustrates the proposed layout for the Moss Green Urban Village. It features several key elements:

- Transportation Corridors:** Interstate - 80 runs vertically along the right side. Future Oakdale Boulevard runs horizontally across the middle. Highway 1 runs diagonally from the bottom left towards the center.
- Land Use Zones:** Indicated by different patterns:
 - Mixed Use Commercial:** Represented by a diagonal hatching pattern, located primarily along Future Oakdale Boulevard and near the Highway 1 corridor.
 - Office and Research Park:** Represented by a stippled/dotted pattern, occupying large areas in the upper left and central portions of the plan.
- Geographical Features:** A winding waterway, likely a river or creek, flows through the central and upper portions of the site.
- Infrastructure and Landmarks:** Various lots are labeled (e.g., LOT-10, LOT-11, LOT-12, LOT-13, LOT-14, LOT-15, LOT-16, LOT-17, LOT-18, LOT-19, LOT-20, LOT-21, LOT-22, LOT-23, LOT-24, LOT-25, LOT-26, LOT-27, LOT-28, LOT-29, LOT-30, LOT-31, LOT-32, LOT-33, LOT-34, LOT-35, LOT-36, LOT-37, LOT-38, LOT-39, LOT-40, LOT-41, LOT-42, LOT-43, LOT-44, LOT-45, LOT-46, LOT-47, LOT-48, LOT-49, LOT-50, LOT-51, LOT-52, LOT-53, LOT-54, LOT-55, LOT-56, LOT-57, LOT-58, LOT-59, LOT-60, LOT-61, LOT-62, LOT-63, LOT-64, LOT-65, LOT-66, LOT-67, LOT-68, LOT-69, LOT-70, LOT-71, LOT-72, LOT-73, LOT-74, LOT-75, LOT-76, LOT-77, LOT-78, LOT-79, LOT-80, LOT-81, LOT-82, LOT-83, LOT-84, LOT-85, LOT-86, LOT-87, LOT-88, LOT-89, LOT-90, LOT-91, LOT-92, LOT-93, LOT-94, LOT-95, LOT-96, LOT-97, LOT-98, LOT-99, LOT-100). A bridge structure is shown crossing the waterway. A north arrow is located in the bottom right corner.

Addendum No. 3
Property Owners' Consents to Include Agricultural Property
Within Proposed Urban Renewal Project Area

CONSENT TO INCLUSION OF PROPERTY
IN URBAN RENEWAL PLAN

The undersigned, Neal N. Llewellyn, is the owner of an undivided one half interest in the real estate described as Parcel ID Numbers 0736251001 and 0736276001 and legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

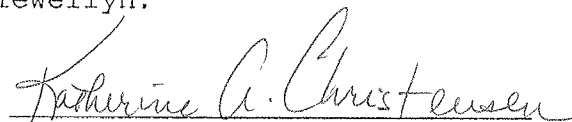
The undersigned, pursuant to the provisions of Chapter 403.17(10) of the Code of Iowa, does hereby consent to inclusion of the real estate described on Schedule "A" in the Economic Development Urban Renewal Area pursuant to the urban renewal plan for the area to be designated as Moss-Green Urban Village.

Dated this 1 day of ~~March~~ ^{APRIL}, 2010.


Neal N. Llewellyn,

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on ^{April} ~~March~~
1, 2010 by Neal. N. Llewellyn.


Notary Public in and for
the State of Iowa

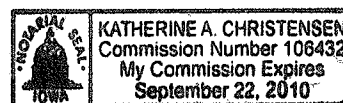
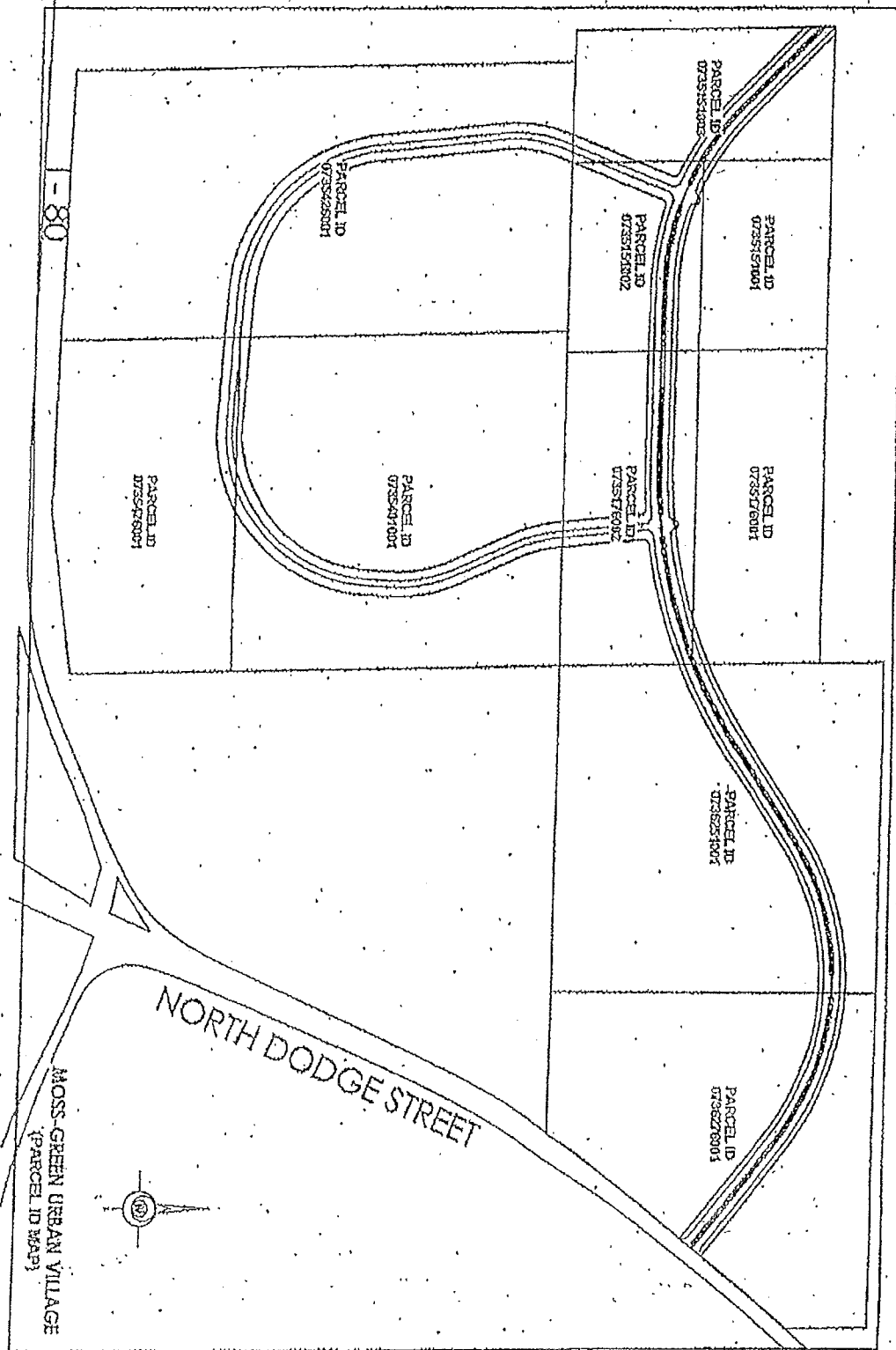


EXHIBIT "A"

The Southwest Quarter of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa and that portion of the Southeast Quarter of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa lying West of Iowa Highway 1 (North Dodge Street) containing 71.35 acres, more or less.

EXHIBIT "A"



**CONSENT TO INCLUSION OF PROPERTY
IN URBAN RENEWAL PLAN**

The undersigned, Hills Bank and Trust Company as Trustee of the Otologic Medical Services, PC 401(k) Profit Sharing Plan F/B/O Guy E. McFarland, is the owner of an undivided one half interest in the real estate described as Parcel ID Numbers 0736251001 and 0736276001 and legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

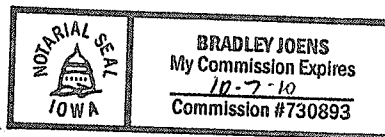
The undersigned, pursuant to the provisions of Chapter 403.17(10) of the Code of Iowa, does hereby consent to inclusion of the real estate described on Schedule "A" in the Economic Development Urban Renewal Area pursuant to the urban renewal plan for the area to be designated as Moss-Green Urban Village.

Dated this 5th day of ~~March~~ ^{April}, 2010.

HILLS BANK AND TRUST COMPANY, AS
TRUSTEE OF THE OTOLOGIC MEDICAL
SERVICES, PC 401(K) PROFIT SHARING
PLAN F/B/O GUY E. MCFARLAND

By: Brian R. Globokar
Brian R. Globokar, Trust Officer

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)



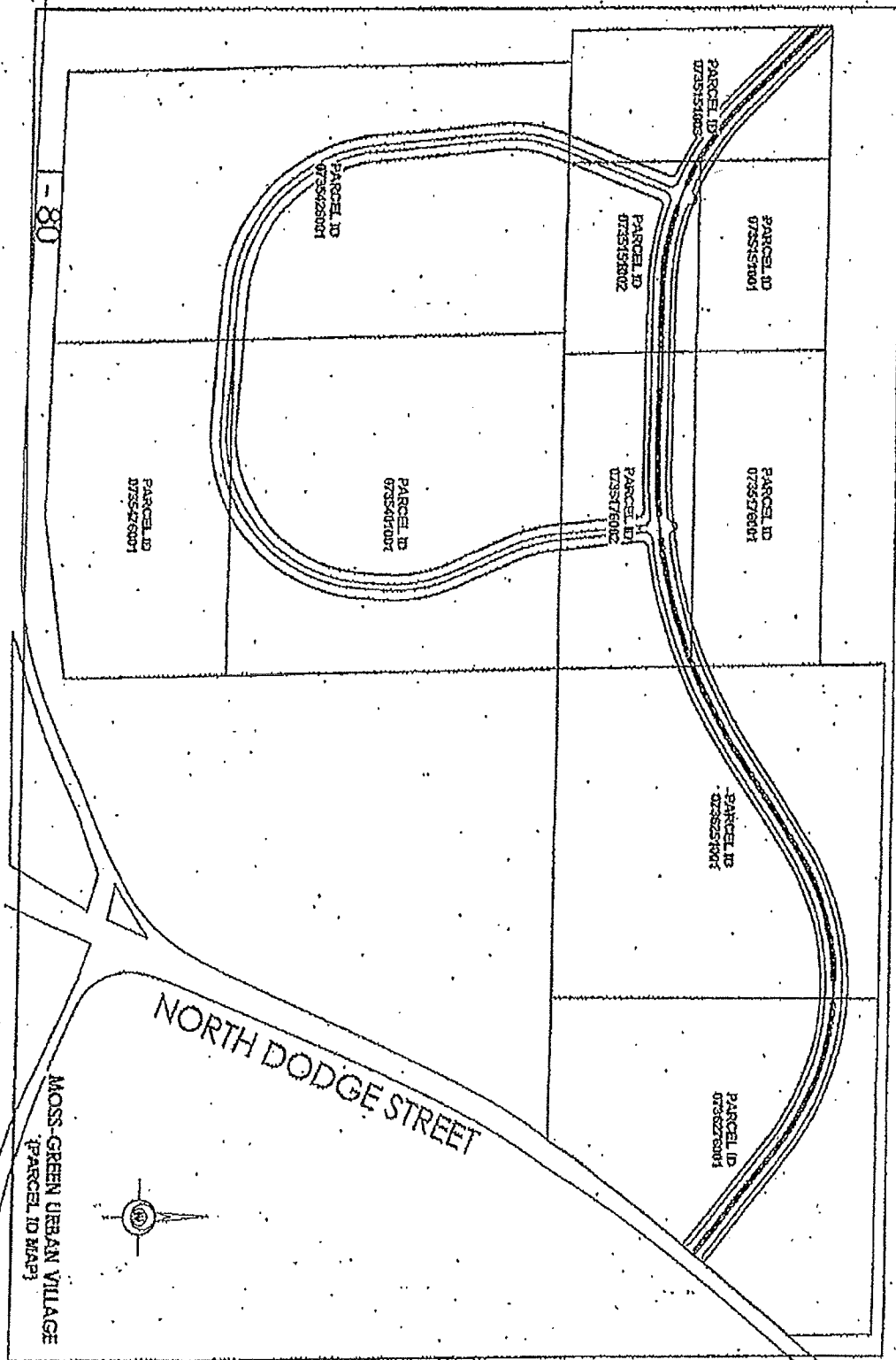
This instrument was acknowledged before me on ~~March~~ ^{April} 5, 2010 by Brian R. Globokar as Trust Officer of Hills Bank and Trust Company as Trustee of the Otologic Medical Services, PC 401(K) Profit Sharing Plan F/B/O Guy E. McFarland.

Bradley Joens
Notary Public in and for
the State of Iowa

EXHIBIT "A"

The Southwest Quarter of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa and that portion of the Southeast Quarter of the Northwest Quarter of Section 36, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa lying West of Iowa Highway 1 (North Dodge Street) containing 71.35 acres, more or less.

EXHIBIT "A"



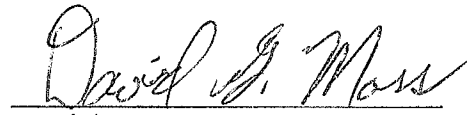
**CONSENT TO INCLUSION OF PROPERTY
IN URBAN RENEWAL PLAN**

The undersigned, Stephen A. Moss and David G. Moss, are the owners of real estate legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

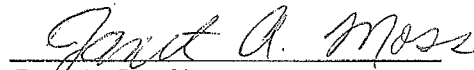
The undersigned, pursuant to the provisions of Chapter 403.17(10) of the Code of Iowa, does hereby consent to inclusion of the real estate described on Schedule "A" in the Economic Development Urban Renewal Area pursuant to the urban renewal plan for the area to be designated as Moss-Green Urban Village.

Dated this 30 day of April, 2010.


Stephen A. Moss

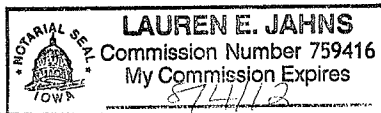

David G. Moss


Sonya S. Moss



Janet A. Moss

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

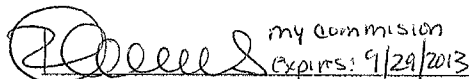
This instrument was acknowledged before me on may 7, 2010 by Stephen A. Moss.

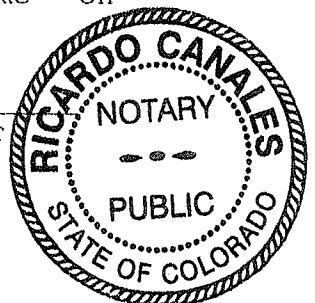


STATE OF COLORADO)
) SS:
COUNTY OF Southern)


Notary Public in and for
the State of Iowa

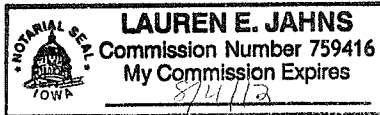
This instrument was acknowledged before me on April 30th, 2010 by David G. Moss.


my commission expires: 9/29/2013
Notary Public in and for
the State of Colorado



STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

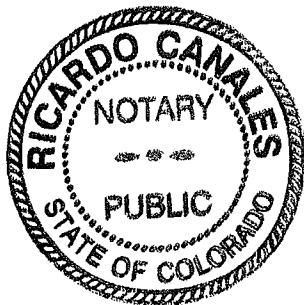
 This instrument was acknowledged before me on the
7th day of May, 2010, by Sonya S. Moss.



Lauren E. Jahns
Notary Public in and for the
State of Iowa

STATE OF COLORADO)
) SS:
COUNTY OF Boulder)

 This instrument was acknowledged before me on the
30th day of April, 2010, by Janet A. Moss.

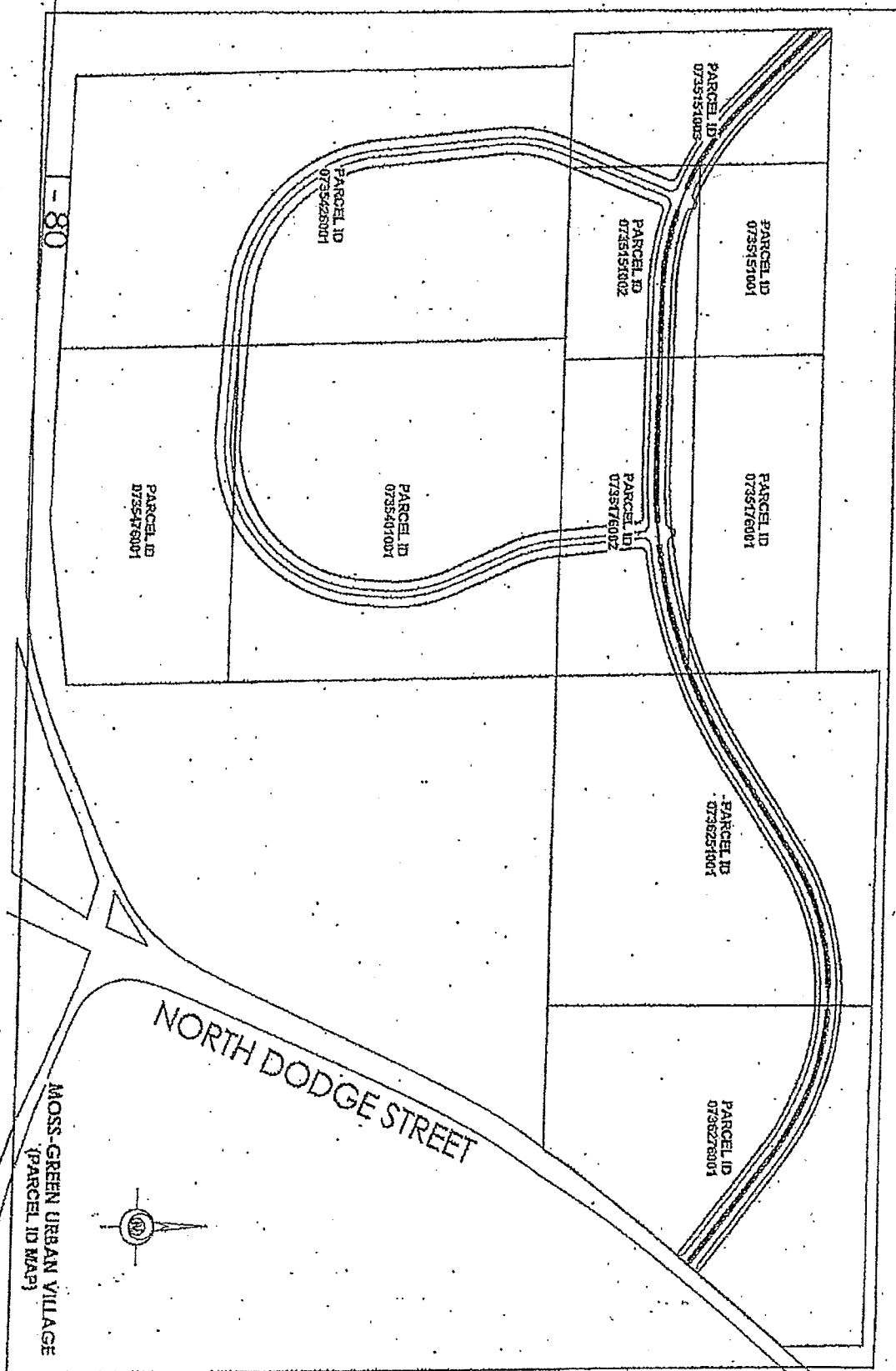


Reeues my commission expires: Sept 29th, 2013
Notary Public in and for the
State of Colorado

Exhibit "A"

All that part of the east half of the southeast quarter of Section 35, Township 80 North, Range 6 West of the 5th P.M. lying north of the northerly right-of-way line of Interstate Highway 80.

EXHIBIT "A"



**CONSENT TO INCLUSION OF PROPERTY
IN URBAN RENEWAL PLAN**

The undersigned, Moss Farms, Inc., is the owner of real estate legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

The undersigned, pursuant to the provisions of Chapter 403.17(10) of the Code of Iowa, does hereby consent to inclusion of the real estate described on Schedule "A" in the Economic Development Urban Renewal Area pursuant to the urban renewal plan for the area to be designated as Moss-Green Urban Village.

Dated this 27th day of April, 2010.

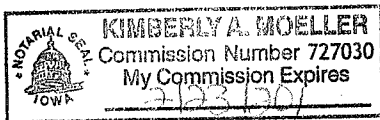
MOSS FARMS, INC.

By: _____

Stephen A. Moss, President

STATE OF IOWA)
)SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on April 27, 2010 by Stephen A. Moss as President of Moss Farms, Inc.



Kimberly A. Moeller
Notary Public in and for
the State of Iowa

EXHIBIT "A"

A part of the subdivision of the Northeast One-Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, as recorded in Plat Book 1 at Page 11 in the Records of the Johnson County Recorder, Johnson County, Iowa, more particularly described as follows:

Lots Four (4), Five (5) and Ten (10) and the South nine (9) acres of Lot Six (6), and the South 12-1/2 acres of Lot Eight (8), all of the subdivision of Northeast Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, containing 60.67 acres, more or less.

And

All of the Northeast Quarter of the Southeast Quarter, a part of the Southeast Quarter of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line and the East 63.75 acres of the West Half of the Southeast Quarter lying North of the Interstate 80 Right-of-Way line, all of said Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, being more particularly described as follows: BEGINNING at the East Quarter Corner of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa; THENCE South 00°46'46" East, a distance of 1,980.54 feet to the North Right-of-Way line of Interstate 80; THENCE South 82°24'15" West, along the North Right-of-Way line of Interstate 80, a distance of 646.23 feet; THENCE continuing west along the North Right-of-Way line of Interstate 80, North 88°11'05" West, a distance of 1,731.77 feet; THENCE North 00°54'55" West, a distance of 2,023.65 feet to the North line of the Southeast Quarter of said Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa; THENCE South 89°41'57" East, along said North Line of the Southeast Quarter of Section 35, Township 80 North, Range 6 West of the Fifth Principal Meridian, Johnson County, Iowa, a distance of 2,376.88 feet to the point of beginning, containing 111.22 acres, more or less.

EXHIBIT "A"

