



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, JULY 6, 2020 AT 6:15 P.M.
VIA ZOOM**

Join Zoom Meeting

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TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Davis, Gaard.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Discuss ongoing COVID-19 issues – discuss methods to promote voluntary mask wearing.
2. Consider resolution setting dates of a consultation and a public hearing on a proposed amendment No. 8 to the Grinnell Urban Renewal Plan in the city of Grinnell (See Resolution No. 2020-113).
3. Consider resolution approving agreement with Real Property Research Group, Inc, Woodstock, GA for a housing market study (See Resolution No. 2020-114).
4. Discuss waiver document and handling of special events during the COVID-19 pandemic.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2020-113

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 8
TO THE GRINNELL URBAN RENEWAL PLAN IN THE CITY
OF GRINNELL, STATE OF IOWA

WHEREAS, by Resolution No. 1687, adopted March 21, 1994, 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 Grinnell Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Grinnell Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan has been amended seven times, most recently by Amendment No. 7 approved by Resolution No. 2016-06 adopted on January 18, 2016, and which Plan, as amended, is on file in the office of the Recorder of Poweshiek County; and

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

ORIGINAL PROJECT AREA

Beginning at the intersection of Pearl Street and 6th Avenue; then east on 6th Avenue to the alley between Broad Street and Park Street; then south along the alley right-of-way to 5th Avenue; then east on 5th Avenue to High Street; then south on High Street to 3rd Avenue; then east on 3rd Avenue to Penrose Street; then north on Penrose Street to 6th Avenue; then east on 6th Avenue to Oak Street; then south on Oak Street to 4th Avenue; then west on 4th Avenue to Maple Street; then south on Maple Street to the corporate limits; then following the corporate limits around the southeast, the south, and the southwest sides of the City until it intersects with the Iowa Interstate Railroad right-of-way; then northeast along the Iowa Interstate Railroad right-of-way to Pearl Street; then north on Pearl Street to the point of beginning.

AMENDMENT NO. 1 AREA

(Lang Creek Crossing East Side of 146) That part of the Northwest Quarter of Section 33, Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa more particularly described as follows:

Commencing as a point of reference at the Southwest corner of the Northwest Quarter of said Section 33;

thence North 00°32'00" West 1321.58 feet along the West line of said Northwest Quarter (assumed bearing for purposes of this description only) to a point of intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence North 89°52'00" East 153.77 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East Right-Of-Way line of State Highway No. 146, said point being the Point of Beginning;

thence South 00°40'30" East 305.69 feet along the East Right-of-Way line of State Highway No. 146;

thence South 38°34'41" East 63.48 feet along the Northerly Right-of-Way line of Interstate Route No.80, as shown on the plans for Project No. I-80-5(13)178, to a point 70.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 60°44'24" East 759.73 feet along said Northerly Right-of-Way line to a point 100.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 64°57'24" East 378.49 feet along said Northerly Right-of-Way line to a point 75.00 feet in perpendicular distance from and concentric with the Edge of Slab of Ramp "A";

thence South 88°57'59" East 129.47 feet along said Northerly Right-of-Way line to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33, said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence South 85°33'30" East 368.89 feet along said Northerly Right-of-Way line and parallel with the centerline of Interstate Route No.80 to a point of intersection with the Westerly Right-of-Way line of the Union Pacific Railroad, (formerly Minneapolis-Saint Louis Railroad) said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence North 09°55'26" East 0.91 feet along said Westerly Right-of-Way line;

thence Northeasterly 99.56 feet along said Westerly Right-of-Way line on a clothoid spiral curve, concave Westerly, having a theta angle of 00°30'08" and whose 99.56 foot chord bears North 09°45'27" East;

thence Northeasterly 826.75 feet along said Westerly Right-of-Way line on a 5679.65 foot radius circular curve, concave Westerly, whose 826.02 foot chord bears North 05°15'14" East to a point of intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33;

thence South 89°52'00" West 468.62 feet along the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence continuing South 89°52'00" West 1170.18 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to the Point of Beginning. Said parcel contains 26.47 acres more or less.

(Lang Creek Crossing – West Side of Highway 146) That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 80 North, Range 16 West of the 5th PM, City of Grinnell, Poweshiek County, Iowa, lying west of the west right-of-way line of State Highway 146 and north of the northerly right-of-way line of I-80, being more particularly described as follows:

Beginning at the point-of-intersection of said west right-of-way line with the north line of the said Southeast 1/4;

thence along said west right-of-way line, South 00°08'30" East (assumed bearings for this description), for a distance of 306.00 feet to the point-of-intersection with said northerly right-of-way line;

thence along said northerly right-of-way line, South 40°29'40" West, for a distance of 260.02 feet;

thence continuing along said northerly right-of-way line, South 66°55'30" West, for a distance of 878.20 feet;

thence continuing along said northerly right-of-way line, being the arc of a curve to the right for an arc distance of 171.54 feet, with a radius of 1076.00 feet, whose chord bears South 71°29'32" West, for a distance of 171.36 feet, and with a central angle of 09°08'04";

thence continuing along said northerly right-of-way line, South 84°21'05" West, for a distance of 150 feet, more or less, to the point-of-intersection with the west line of said Southeast 1/4;

thence northerly along the west line of said Southeast/4, for a distance of 914 feet, more or less, to the northwest corner of said Southeast 1/4;

thence easterly along the north line of said Southeast 1/4, for a distance of 1287 feet, more or less, to the Point-of-Beginning.

Containing 20.5 Acres, more or less.

AMENDMENT NO. 2 AREA

Lot A in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 171, excepting therefrom Parcel A in

said Lot A according to the Plat thereof appearing of record in Survey Book 7 at Page 1 and supplemented in Affidavit recorded in Book 574 at Page 305.

AND

Parcel A in Lot A of the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 1.

AND

That part of Lot D in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., according to the Plat thereof appearing of record in Plat Book D at page 171, described as: the South 175 Feet of the North 633.2 Feet of the West 175 Feet of the East 208 Feet, excepting therefrom: those parcels conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the West 1,427', except the South 66', except the South 175' of the North 633.2' of the West 175' of the East 208' and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

A strip of land 66' wide along the south side of Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the west 1,427' of Lot D and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

The East One Hundred Thirty-seven Rods of the North Fifty-five Rods of the South Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., subject to Easement to the State of Iowa appearing of record in Book 233 at Page 647.

AMENDMENT NO. 3 AREA

Beginning at the intersection of Pearl Street and 4th Avenue; then west on 4th Avenue to the intersection of 4th Avenue extended and the corporate limits; then north along the northwest corporate limits to the intersection of the corporate limits

and 8th Avenue extended; then east on 8th Avenue to the intersection of 8th Avenue & Sunset Street; then north on Sunset Street to the intersection of Sunset Street and 13th Avenue; then east on 13th Avenue to a point 165.88' west of the intersection of 13th Avenue & Prairie Street; then south to a point 165.32' west of the east intersection of Prairie Street & 11th Avenue; then west on 11th Avenue to the intersection of 11th Avenue & Sunset Street; then South on Sunset Street to the intersection of Sunset Street & 8th Avenue; then east on 8th Avenue to the intersection of 8th Avenue & Spencer Street; then south on Spencer Street to a point 190' north of the intersection of Spencer Street & 6th Avenue; then east to a point 190' north of the intersection of Spring Street & 6th Avenue; then south on Spring Street to the intersection of Spring Street & 6th Avenue; then west on 6th Avenue to the intersection of 6th Avenue & Pearl Street; then south on Pearl Street to the point of beginning.

AMENDMENT NO. 4 AREA

That part of the Southeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, described as follows: Commencing at the East Quarter Corner of said Section 20; thence South 00 degrees 27 minutes 22 seconds East, 552.00 feet along the East line of the Southeast Quarter of said Section 20; thence South 89 degrees 32 minutes 38 seconds West, 62.92 feet to the West Right-of-Way (ROW) line of Iowa Highway 146 and the Point of Beginning; thence South 00 degrees 28 minutes 08 seconds West, 420.52 feet along said ROW; thence South 89 degrees 33 minutes 38 seconds West, 3.20 feet continuing along said ROW; thence South 00 degrees 27 minutes 22 seconds East, 246.80 feet continuing along said ROW; thence South 48 degrees 38 minutes 08 seconds West, 68.70 feet continuing along ROW; thence South 00 degrees 41 minutes 38 seconds West, 255.00 feet continuing along said ROW; thence South 06 degrees 08 minutes 22 seconds East, 93.25 feet continuing along said ROW; thence South 89 degrees 32 minutes 38 seconds West, 1028.21 feet; thence North 00 degrees 27 minutes 22 seconds West, 1060.00 feet; thence North 89 degrees 32 minutes 38 seconds East, 1086.00 feet to the Point of Beginning, containing 25.79 acres.

Parcel I in the East Half of the Southwest Quarter of Section Twenty-one, Township Eighty North, Range Sixteen, West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 130

The 100' Union Pacific Railroad Right-Of-Way West of and Lying Adjacent to Parcel "I": A Parcel of Land Lying Within the Southeast Quarter of the Southwest Quarter of Section 21, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, and the North 50' of Pinder Avenue Right-Of-Way

The West Half (W1/2) of the Northeast Quarter (NE1/4) and all that part of the Northwest Quarter (NW1/4) lying East of the Union Pacific Railroad Company Right-of-Way, in Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., and all of the adjacent Union Pacific Railroad Company right-

of-way, all of the Pinder Avenue right-of-way adjacent to this parcel except the North 50', and the East Half (E1/2) of the 37th Street right-of-way adjacent to this parcel, excepting therefrom:

1. Lot One (1) in the West Half (W1/2) of the Northeast Quarter (NE 1/4) thereof, according to the Plat thereof appearing of record in Plat Book E at Page 275
2. Parcel A in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thereof, according to the Plat thereof appearing of record in Survey Book 9 at Page 246

AND INCLUDING

Parcel C located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 13 at Page 475.

The Grinnell Urban Renewal Area includes the full right-of-way of all streets forming the boundary of the Area.

AMENDMENT NO. 5 AREA

Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes;

and

South Half of the East Half of the Northwest Quarter (S1/2 E1/2 NW1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes.

AMENDMENT NO. 6 AREA

The West Fractional Half of the Northwest Quarter of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M., in Poweshiek County, Iowa; subject to the Right of Way of the Minneapolis and St. Louis Railway Company, and the Right of Way of the Iowa Southern Utilities Company of Delaware for a transmission line over said real estate as acquired by easement recorded in Book 163, page 386, and subject to the Right of Way of the State of Iowa for a public highway. Except for Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

PARCEL “B” OF LOT 2 OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY (80) NORTH, RANGE SIXTEEN (16) WEST OF THE 5TH PRINCIPAL MERIDIAN, POWESHIEK COUNTY, IOWA; FURTHER MORE DESCRIBED AS THE EAST ONE-HALF OF SAID LOT TWO (2) AS DESIGNATED ON PLAT RECORDED IN SUBDIVISION BOOK “D”, PAGE 466 IN THE OFFICE OF THE COUNTY RECORDER OF POWESHIEK COUNTY, IA.; SAID PARCEL CONTAINING 12.386 ACRES INCLUDING 0.323 ACRES ROAD RIGHT-OF-WAY. SURVEY FOR PARCEL “B” IS RECORDED IN BOOK 6, PAGE 63 OF THE POWESHIEK COUNTY RECORDERS OFFICE.

And all adjacent right of way to the above area.

AMENDMENT NO. 7 AREA

Beginning at the NW corner of the NW ¼ or the SW ¼ of Section 9, Township 80, Range 16, thence North Thirty-three (33) feet north, thence West One Hundred Sixty-three (163) feet to a point located on the north right-of-way of 11th Avenue and the Point of beginning: Thence East along the north right-of-way line of 11th Avenue to the East right-of-way line of Main Street, thence South along the east right-of-way line of Main Street to the North right-of-way line of 6th Avenue, thence West along the north right-of-way line of 6th Avenue to the East right-of-way line of Spring Street, thence north along the east right-of-way line of Spring Street Hundred Fifty (150) feet, thence West Sixty-six (66) feet to a point One Hundred Fifty (150) feet North of the 6th Avenue right-of-way line and on the West right-of-way line of Spring Street, thence North along the West right-of-way line of Spring Street to the North right-of-way line of 10th Avenue, thence East along the North right-of-way line of 10th Avenue Two Hundred Forty-three and Seventeen Hundredths (243.17) feet to the Southwest corner of Lot 10, Moyle & Pooley’s 1st Subdivision, thence North along the West property line of Lots 10, 11 and 12, M&P 1st Subdivision One Hundred Ninety-three and three tenths (193.3) feet, thence West Fifteen (15) feet, thence North One Hundred Thirty-two (132) feet, thence East Thirty-five (35) feet, thence North One Hundred Ninety-eight (198) feet to the point of beginning.

And

Beginning at the Southeast corner of Lot 1, Block 3, G.W. Merrill’s 1st Addition, locally known as 1404 Broad Street, thence East along the North right-of-way line

of 9th Avenue to a point of intersection with the East right-of-way line of Park Street, thence South on the East right-of-way line of Park Street to the south right-of-way line of 8th Avenue, thence East Seven Hundred Ninety-five (795) feet along the South right-of-way line of 8th Avenue to a point of intersection with the east property line of Parcel 180-0782600, located between 6th and 8th Avenue and Park Street and Union Pacific Railroad, thence South along the East property line of Parcel 180-0782600 to the North right-of-way line of 6th Avenue, thence West along the North right-of-way line of 6th Avenue to the East right-of-way line of Park Street, thence South along the East right-of-way line of Park Street to the South right-of-way line of 6th Avenue, thence West along the South right-of-way line of 6th Avenue Two Hundred Forty-five (245) feet, thence North Eighty (80) feet to the North right-of-way line of 6th Avenue, thence West Twenty-six (26) feet along the North right-of-way line of 6th Avenue to the Southeast corner of Lot 1, Block 7, North Grinnell, thence North along the East property lines of all of Block 7 and Block 8, North Grinnell, thence North Eighty (80) feet to a point located on the North right-of-way line of 8th Avenue and Two Hundred (200) feet West of the West right-of-way line of Park Street, thence North Two Hundred Twenty-four and Ninety-five Hundredths (224.95) feet to the Northeast corner of the property locally known as 1312 Broad Street, legally described as E 20' of N ½ of Lot 2 and N ½ Lots 3,4 and 5, Block 9, North Grinnell, thence east Nine (9) feet to the West right-of-way line of the alley located in Block 9, North Grinnell, thence North Three Hundred Five (305) feet to the point of beginning.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 8 to the Plan ("Amendment No. 8" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 8 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 8 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 8 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and

shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 8 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the July 13, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at 12:00 P.M., and the City Manager, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 8, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD
BETWEEN THE CITY OF GRINNELL, STATE OF
IOWA AND ALL AFFECTED TAXING ENTITIES
CONCERNING THE PROPOSED AMENDMENT NO. 8
TO THE GRINNELL URBAN RENEWAL PLAN FOR
THE CITY OF GRINNELL, STATE OF IOWA

The City of Grinnell, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 12:00 P.M. on July 13, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa concerning a proposed Amendment No. 8 to the Grinnell Urban Renewal Plan for the Grinnell Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or his delegate, as the designated representative of the City of Grinnell, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 8 to the Grinnell Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 8 before the City Council at its meeting which commences at 7:00 P.M. on August 3, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Grinnell Herald Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 8 TO THE GRINNELL URBAN
RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY
OF GRINNELL, STATE OF IOWA

The City Council of the City of Grinnell, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on August 3, 2020 in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, to consider adoption of a proposed Amendment No. 8 to the Grinnell Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Grinnell, State of Iowa, which Amendment contains the land legally described as follows:

ORIGINAL PROJECT AREA

Beginning at the intersection of Pearl Street and 6th Avenue; then east on 6th Avenue to the alley between Broad Street and Park Street; then south along the alley right-of-way to 5th Avenue; then east on 5th Avenue to High Street; then south on High Street to 3rd Avenue; then east on 3rd Avenue to Penrose Street; then north on Penrose Street to 6th Avenue; then east on 6th Avenue to Oak Street; then south on Oak Street to 4th Avenue; then west on 4th Avenue to Maple Street; then south on Maple Street to the corporate limits; then following the corporate limits around the southeast, the south, and the southwest sides of the City until it intersects with the Iowa Interstate Railroad right-of-way; then northeast along the Iowa Interstate Railroad right-of-way to Pearl Street; then north on Pearl Street to the point of beginning.

AMENDMENT NO. 1 AREA

(Lang Creek Crossing East Side of 146) That part of the Northwest Quarter of Section 33, Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa more particularly described as follows:

Commencing as a point of reference at the Southwest corner of the Northwest Quarter of said Section 33;

thence North $00^{\circ}32'00''$ West 1321.58 feet along the West line of said Northwest Quarter (assumed bearing for purposes of this description only) to a point of intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence North $89^{\circ}52'00''$ East 153.77 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East Right-Of-Way line of State Highway No. 146, said point being the Point of Beginning;

thence South $00^{\circ}40'30''$ East 305.69 feet along the East Right-of-Way line of State Highway No. 146;

thence South $38^{\circ}34'41''$ East 63.48 feet along the Northerly Right-of-Way line of Interstate Route No.80, as shown on the plans for Project No. I-80-5(13)178, to a point 70.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South $60^{\circ}44'24''$ East 759.73 feet along said Northerly Right-of-Way line to a point 100.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South $64^{\circ}57'24''$ East 378.49 feet along said Northerly Right-of-Way line to a point 75.00 feet in perpendicular distance from and concentric with the Edge of Slab of Ramp "A";

thence South $88^{\circ}57'59''$ East 129.47 feet along said Northerly Right-of-Way line to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33, said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence South $85^{\circ}33'30''$ East 368.89 feet along said Northerly Right-of-Way line and parallel with the centerline of Interstate Route No.80 to a point of intersection with the Westerly Right-of-Way line of the Union Pacific Railroad, (formerly Minneapolis-Saint Louis Railroad) said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence North $09^{\circ}55'26''$ East 0.91 feet along said Westerly Right-of-Way line;

thence Northeasterly 99.56 feet along said Westerly Right-of-Way line on a clothoid spiral curve, concave Westerly, having a theta angle of $00^{\circ}30'08''$ and whose 99.56 foot chord bears North $09^{\circ}45'27''$ East;

thence Northeasterly 826.75 feet along said Westerly Right-of-Way line on a 5679.65 foot radius circular curve, concave Westerly, whose 826.02 foot chord bears North $05^{\circ}15'14''$ East to a point of intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33;

thence South $89^{\circ}52'00''$ West 468.62 feet along the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence continuing South 89°52'00" West 1170.18 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to the Point of Beginning. Said parcel contains 26.47 acres more or less.

(Lang Creek Crossing – West Side of Highway 146) That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 80 North, Range 16 West of the 5th PM, City of Grinnell, Poweshiek County, Iowa, lying west of the west right-of-way line of State Highway 146 and north of the northerly right-of-way line of I-80, being more particularly described as follows:

Beginning at the point-of-intersection of said west right-of-way line with the north line of the said Southeast 1/4;

thence along said west right-of-way line, South 00°08'30" East (assumed bearings for this description), for a distance of 306.00 feet to the point-of-intersection with said northerly right-of-way line;

thence along said northerly right-of-way line, South 40°29'40" West, for a distance of 260.02 feet;

thence continuing along said northerly right-of-way line, South 66°55'30" West, for a distance of 878.20 feet;

thence continuing along said northerly right-of-way line, being the arc of a curve to the right for an arc distance of 171.54 feet, with a radius of 1076.00 feet, whose chord bears South 71°29'32" West, for a distance of 171.36 feet, and with a central angle of 09°08'04";

thence continuing along said northerly right-of-way line, South 84°21'05" West, for a distance of 150 feet, more or less, to the point-of-intersection with the west line of said Southeast 1/4;

thence northerly along the west line of said Southeast 1/4, for a distance of 914 feet, more or less, to the northwest corner of said Southeast 1/4;

thence easterly along the north line of said Southeast 1/4, for a distance of 1287 feet, more or less, to the Point-of-Beginning.

Containing 20.5 Acres, more or less.

AMENDMENT NO. 2 AREA

Lot A in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 171, excepting therefrom Parcel A in said Lot A according to the Plat thereof appearing of record in Survey Book 7 at Page 1 and supplemented in Affidavit recorded in Book 574 at Page 305.

AND

Parcel A in Lot A of the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 1.

AND

That part of Lot D in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., according to the Plat thereof appearing of record in Plat Book D at page 171, described as: the South 175 Feet of the North 633.2 Feet of the West 175 Feet of the East 208 Feet, excepting therefrom: those parcels conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the West 1,427', except the South 66', except the South 175' of the North 633.2' of the West 175' of the East 208' and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

A strip of land 66' wide along the south side of Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the west 1,427' of Lot D and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

The East One Hundred Thirty-seven Rods of the North Fifty-five Rods of the South Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., subject to Easement to the State of Iowa appearing of record in Book 233 at Page 647.

AMENDMENT NO. 3 AREA

Beginning at the intersection of Pearl Street and 4th Avenue; then west on 4th Avenue to the intersection of 4th Avenue extended and the corporate limits; then north along the northwest corporate limits to the intersection of the corporate limits and 8th Avenue extended; then east on 8th Avenue to the intersection of 8th Avenue & Sunset Street; then north on Sunset Street to the intersection of Sunset Street and 13th Avenue; then east on 13th Avenue to a point 165.88' west of the intersection of 13th Avenue & Prairie Street; then south to a point 165.32' west of the east intersection of Prairie Street & 11th Avenue; then west on 11th Avenue to the intersection of 11th Avenue & Sunset Street; then South on Sunset Street to the intersection of Sunset Street & 8th Avenue; then east on 8th Avenue to the intersection of 8th Avenue & Spencer Street; then south on Spencer Street to a point 190' north of the intersection of Spencer Street & 6th Avenue; then east to a point 190' north of the intersection of Spring Street & 6th Avenue; then south on Spring Street to the intersection of Spring Street & 6th Avenue; then west on 6th Avenue to the intersection of 6th Avenue & Pearl Street; then south on Pearl Street to the point of beginning.

AMENDMENT NO. 4 AREA

That part of the Southeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, described as follows: Commencing at the East Quarter Corner of said Section 20; thence South 00 degrees 27 minutes 22 seconds East, 552.00 feet along the East line of the Southeast Quarter of said Section 20; thence South 89 degrees 32 minutes 38 seconds West, 62.92 feet to the West Right-of-Way (ROW) line of Iowa Highway 146 and the Point of Beginning; thence South 00 degrees 28 minutes 08 seconds West, 420.52 feet along said ROW; thence South 89 degrees 33 minutes 38 seconds West, 3.20 feet continuing along said ROW; thence South 00 degrees 27 minutes 22 seconds East, 246.80 feet continuing along said ROW; thence South 48 degrees 38 minutes 08 seconds West, 68.70 feet continuing along ROW; thence South 00 degrees 41 minutes 38 seconds West, 255.00 feet continuing along said ROW; thence South 06 degrees 08 minutes 22 seconds East, 93.25 feet continuing along said ROW; thence South 89 degrees 32 minutes 38 seconds West, 1028.21 feet; thence North 00 degrees 27 minutes 22 seconds West, 1060.00 feet; thence North 89 degrees 32 minutes 38 seconds East, 1086.00 feet to the Point of Beginning, containing 25.79 acres.

Parcel I in the East Half of the Southwest Quarter of Section Twenty-one, Township Eighty North, Range Sixteen, West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 130

The 100' Union Pacific Railroad Right-Of-Way West of and Lying Adjacent to Parcel "I": A Parcel of Land Lying Within the Southeast Quarter of the Southwest Quarter of Section 21, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, and the North 50' of Pinder Avenue Right-Of-Way

The West Half (W1/2) of the Northeast Quarter (NE1/4) and all that part of the Northwest Quarter (NW1/4) lying East of the Union Pacific Railroad Company Right-of-Way, in Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., and all of the adjacent Union Pacific Railroad Company right-of-way, all of the Pinder Avenue right-of-way adjacent to this parcel except the North 50', and the East Half (E1/2) of the 37th Street right-of-way adjacent to this parcel, excepting therefrom:

1. Lot One (1) in the West Half (W1/2) of the Northeast Quarter (NE 1/4) thereof, according to the Plat thereof appearing of record in Plat Book E at Page 275
2. Parcel A in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thereof, according to the Plat thereof appearing of record in Survey Book 9 at Page 246

AND INCLUDING

Parcel C located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 13 at Page 475.

The Grinnell Urban Renewal Area includes the full right-of-way of all streets forming the boundary of the Area.

AMENDMENT NO. 5 AREA

Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes;

and

South Half of the East Half of the Northwest Quarter (S1/2 E1/2 NW1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes.

AMENDMENT NO. 6 AREA

The West Fractional Half of the Northwest Quarter of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M., in Poweshiek County, Iowa; subject to the Right of Way of the Minneapolis and St. Louis Railway Company, and the Right of Way of the Iowa Southern Utilities Company of Delaware for a transmission line over said real estate as acquired by easement recorded in Book 163, page 386, and subject to the Right of Way of the State of Iowa for a public highway. Except for Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

PARCEL "B" OF LOT 2 OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY (80) NORTH, RANGE SIXTEEN (16) WEST OF THE 5TH PRINCIPAL MERIDIAN, POWESHIEK COUNTY, IOWA; FURTHER MORE DESCRIBED AS THE EAST ONE-HALF OF SAID LOT TWO (2) AS DESIGNATED ON PLAT RECORDED IN SUBDIVISION BOOK "D", PAGE 466 IN THE OFFICE OF THE COUNTY RECORDER OF POWESHIEK COUNTY, IA.; SAID PARCEL CONTAINING 12.386 ACRES INCLUDING 0.323 ACRES ROAD RIGHT-OF-WAY. SURVEY FOR PARCEL "B" IS RECORDED IN BOOK 6, PAGE 63 OF THE POWESHIEK COUNTY RECORDERS OFFICE.

And all adjacent right of way to the above area.

AMENDMENT NO. 7 AREA

Beginning at the NW corner of the NW ¼ or the SW ¼ of Section 9, Township 80, Range 16, thence North Thirty-three (33) feet north, thence West One Hundred Sixty-three (163) feet to a point located on the north right-of-way of 11th Avenue and the Point of beginning: Thence East along the north right-of-way line of 11th Avenue to the East right-of-way line of Main Street, thence South along the east right-of-way line of Main Street to the North right-of-way line of 6th Avenue, thence West along the north right-of-way line of 6th Avenue to the East right-of-way line of Spring Street, thence north along the east right-of-way line of Spring Street Hundred Fifty (150) feet, thence West Sixty-six (66) feet to a point One Hundred Fifty (150) feet North of the 6th Avenue right-of-way line and on the

West right-of-way line of Spring Street, thence North along the West right-of-way line of Spring Street to the North right-of-way line of 10th Avenue, thence East along the North right-of-way line of 10th Avenue Two Hundred Forty-three and Seventeen Hundredths (243.17) feet to the Southwest corner of Lot 10, Moyle & Pooley's 1st Subdivision, thence North along the West property line of Lots 10, 11 and 12, M&P 1st Subdivision One Hundred Ninety-three and three tenths (193.3) feet, thence West Fifteen (15) feet, thence North One Hundred Thirty-two (132) feet, thence East Thirty-five (35) feet, thence North One Hundred Ninety-eight (198) feet to the point of beginning.

And

Beginning at the Southeast corner of Lot 1, Block 3, G.W. Merrill's 1st Addition, locally known as 1404 Broad Street, thence East along the North right-of-way line of 9th Avenue to a point of intersection with the East right-of-way line of Park Street, thence South on the East right-of-way line of Park Street to the south right-of-way line of 8th Avenue, thence East Seven Hundred Ninety-five (795) feet along the South right-of-way line of 8th Avenue to a point of intersection with the east property line of Parcel 180-0782600, located between 6th and 8th Avenue and Park Street and Union Pacific Railroad, thence South along the East property line of Parcel 180-0782600 to the North right-of-way line of 6th Avenue, thence West along the North right-of-way line of 6th Avenue to the East right-of-way line of Park Street, thence South along the East right-of-way line of Park Street to the South right-of-way line of 6th Avenue, thence West along the South right-of-way line of 6th Avenue Two Hundred Forty-five (245) feet, thence North Eighty (80) feet to the North right-of-way line of 6th Avenue, thence West Twenty-six (26) feet along the North right-of-way line of 6th Avenue to the Southeast corner of Lot 1, Block 7, North Grinnell, thence North along the East property lines of all of Block 7 and Block 8, North Grinnell, thence North Eighty (80) feet to a point located on the North right-of-way line of 8th Avenue and Two Hundred (200) feet West of the West right-of-way line of Park Street, thence North Two Hundred Twenty-four and Ninety-five Hundredths (224.95) feet to the Northeast corner of the property locally known as 1312 Broad Street, legally described as E 20' of N ½ of Lot 2 and N ½ Lots 3,4 and 5, Block 9, North Grinnell, thence east Nine (9) feet to the West right-of-way line of the alley located in Block 9, North Grinnell, thence North Three Hundred Five (305) feet to the point of beginning.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Grinnell, Iowa.

The City of Grinnell, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan

and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 8 would add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 8, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 8 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 6th day of July, 2020.

Mayor

ATTEST:

City Clerk

AMENDMENT #8

TO THE

GRINNELL

URBAN RENEWAL PLAN

CITY OF GRINNELL, IOWA

Original Area Adopted – 1994

Amendment #1 - 2005

Amendment #2 - 2006

Amendment #3 – 2009

Amendment #4 – 2012

Amendment #5 - 2012

Amendment #6 – 2014

Amendment #7 – 2016

Amendment #8 – 2020

**AMENDMENT #8
to the
GRINNELL URBAN RENEWAL PLAN**

CITY OF GRINNELL, IOWA

The Grinnell Urban Renewal Plan (“Urban Renewal Plan” or “Plan”) for the Grinnell Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted by the City of Grinnell (“City”) in 1994, and amended in 2005, 2006, 2009, 2012 (twice), 2014, and 2016 is being further amended by this Amendment #8 (“Amendment #8” or “Amendment”) to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established “base values” or “base valuations” of the original Urban Renewal Area and of the subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

Though no change is being made to the land included in the Urban Renewal Area, a map of the Urban Renewal Area is attached hereto as Exhibit A for the reader’s convenience.

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development area that is appropriate for the promotion of commercial and industrial development and low and moderate income housing, as well as appropriate for blight remediation.

UPDATES TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

The City has previously approved a number of urban renewal projects be to undertaken in the Urban Renewal Area. This Amendment does not restate all the previously approved urban renewal projects. However, with the adoption of this Amendment #8, the City is approving certain changes to the following previously authorized urban renewal projects:

1. **Airport Taxiway and Apron:** In Amendment #7 to the Plan, the City authorized \$500,000 for maintenance and improvement of the Grinnell Regional Airport, including taxiway extensions, apron improvements, fuel system improvements, and building construction. The City completed a public building analysis for this project as part of Amendment #7. With the adoption of this Amendment #8, the City is authorizing an additional \$1,625,000 for the taxiway extension

and apron improvements. Additionally, the City is authorizing an additional \$60,000 for the purchase of land necessary for the taxiway extension and \$25,000 for a water main extension to the airport. These additional costs increase the total estimated project costs to \$2,210,000.

2. **Water Tower in South Grinnell:** In Amendment #7 to the Plan, the City authorized \$1,000,000 for the costs of a new water tower to support new and expanded development in the southern part of the City. The City completed a public building analysis for this project as part of Amendment #7. With the adoption of this Amendment #8, the City is authorizing an additional \$1,415,000 for the costs of this project, to increase the total estimated project costs to \$2,415,000.

3. **GART Trail Extension:** In Amendment #7 to the Plan, the City authorized \$500,000 for the costs of extending the GART trail through various commercial areas of the City. With the adoption of this Amendment #8, the City is authorizing an additional \$500,000 for the costs of this project, to increase the total estimated project costs to \$1,000,000.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment #8)

In addition to previously approved urban renewal projects, the following list includes new eligible urban renewal projects that may be undertaken in the Urban Renewal Area. All project dates are estimated, and many projects may occur over a number of years.

1. Public Improvements

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds	Rationale
Interstate 80 Bridge Enhancements	2020-2025	\$150,000	The improvements to the I80 and Iowa Highway 146 bridge enhances the busiest intersection in Grinnell. There are approximately 40,000 vehicles per day utilizing this intersection. This area is also a vital commercial area hosting several large employers and commercial businesses that support these employers and the large volume of travelers.
Reconstruction of Reed Street from 1 st to 6th	2020-2025	\$1,000,000	This roadway is a vital link between US Highway 6 and Unity Point Grinnell. This road also links several commercial businesses to the

			hospital and high density housing. This project will promote commercial economic development in the Area.
Reconstruction of Park Street IIR to 1st	2020-2025	\$400,000	This street serves the southwest corner of our downtown and is an important commercial trafficway linking residential areas to the downtown.
Reconstruction of 13 th Ave. from Prairie to Sunset	2020-2025	\$500,000	Improvement of this street will aid in the redevelopment of the vacant and dilapidated former Iowa Telecom property, which is a 12-acre property that is blighted and suitable for redevelopment. This project will remediate blighted conditions in the Area, as well as promote the redevelopment of the former Iowa Telecom property.
Reconstruction of Sunset St. from 8 th to 11 th	2020-2025	\$925,000	Improvement of this street will aid in the redevelopment of the vacant and dilapidated former Iowa Telecom property, which is a 12-acre property that is blighted and suitable for redevelopment. This project will remediate blighted conditions in the Area, as well as promote the redevelopment of the former Iowa Telecom property.
4 th Ave. Bridge Replacement and Reconstruction of 4 th Ave. from Pearl to Ferguson	2020-2025	\$2,125,000	The project will rebuild 4th Avenue, including the 4 th Avenue bridge, which links the downtown to the hospital and industrial businesses to the west. This project is expected to both remediate blighting conditions in the Urban Renewal Area, as well as promote economic development of the

			properties surrounding 4 th Avenue.
Reconstruction of 5 th Ave. from State to East	2020-2025	\$505,000	This street segment links the downtown to Grinnell College and several student housing units. This project is in the northeast portion of the downtown and serves commercial traffic.
Penrose St. Improvements	2020-2025	\$220,000	Penrose Street serves all sectors of the community but in particular the agricultural and industrial. This road serves as a bypass for heavy truck traffic and is used extensively by employees and customers accessing the industrial park. This project will promote commercial and industrial economic development.
Reconstruction of Summer Street from 3 rd to 6 th	2020-2025	\$560,000	Summer Street is located within a blighted area of the City. This project will remediate blighting conditions in the Urban Renewal Area, in order to promote redevelopment and rehabilitation of surrounding properties.
	TOTAL:	\$6,385,000	
Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.			

2. **Development Agreements:** Over the life of the Urban Renewal Plan, the City expects to consider requests for development agreements for projects that are consistent with the Plan, as amended, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$5,000,000.

3. **Planning, non-project engineering fees, administrative costs, attorney fees and related costs to support urban renewal projects (engineering costs related to projects are included in the total cost in the table above).**

Project	Date	Estimated cost
Planning, non-project engineering fees, administrative costs, attorney fees and related costs include, but are not limited to, fees and costs associated with plan administration; membership fees to the county economic development corporation; staff expenses for work completed on economic development and elimination of slum and blight.	Undetermined	Not to exceed \$200,000

FINANCIAL DATA

1.	Current constitutional debt limit:	\$29,470,225
2.	Current outstanding general obligation debt:	\$14,309,986
3.	Maximum proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for Updates to Previously Approved Urban Renewal Projects and the Eligible Urban Renewal Projects (Amendment #8) has not yet been determined. The estimated project costs included in this Amendment are estimates only and the City expects to incur these costs over a number of years. At no time will the City exceed its constitutional debt limit. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving any urban renewal project or expense. Subject to the foregoing, it is estimated that the cost of Updates to Previously Approved Urban Renewal Projects and the Eligible Urban Renewal Projects (Amendment #8) as described above will be approximately as follows:	<u>Updates to Previously Approved Urban Renewal Projects:</u> \$3,625,000 <u>Eligible Urban Renewal Projects (Amendment #8):</u> \$11,585,000

URBAN RENEWAL FINANCING

The City of Grinnell intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Grinnell has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Iowa Code Section 403.19, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax

revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Code of Iowa, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Grinnell. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development and/or blight remediation or redevelopment. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

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

DEVELOPMENT PLAN/ZONING

Grinnell has a general plan for the physical development of the City, as a whole, outlined in the City's Comprehensive Plan. The goals, objectives, and proposed urban renewal projects identified in the Plan, as amended, are consistent with the City's Comprehensive Plan, last updated in 2004. The Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #8 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and 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, will be consistent with Iowa Code Chapter 403.

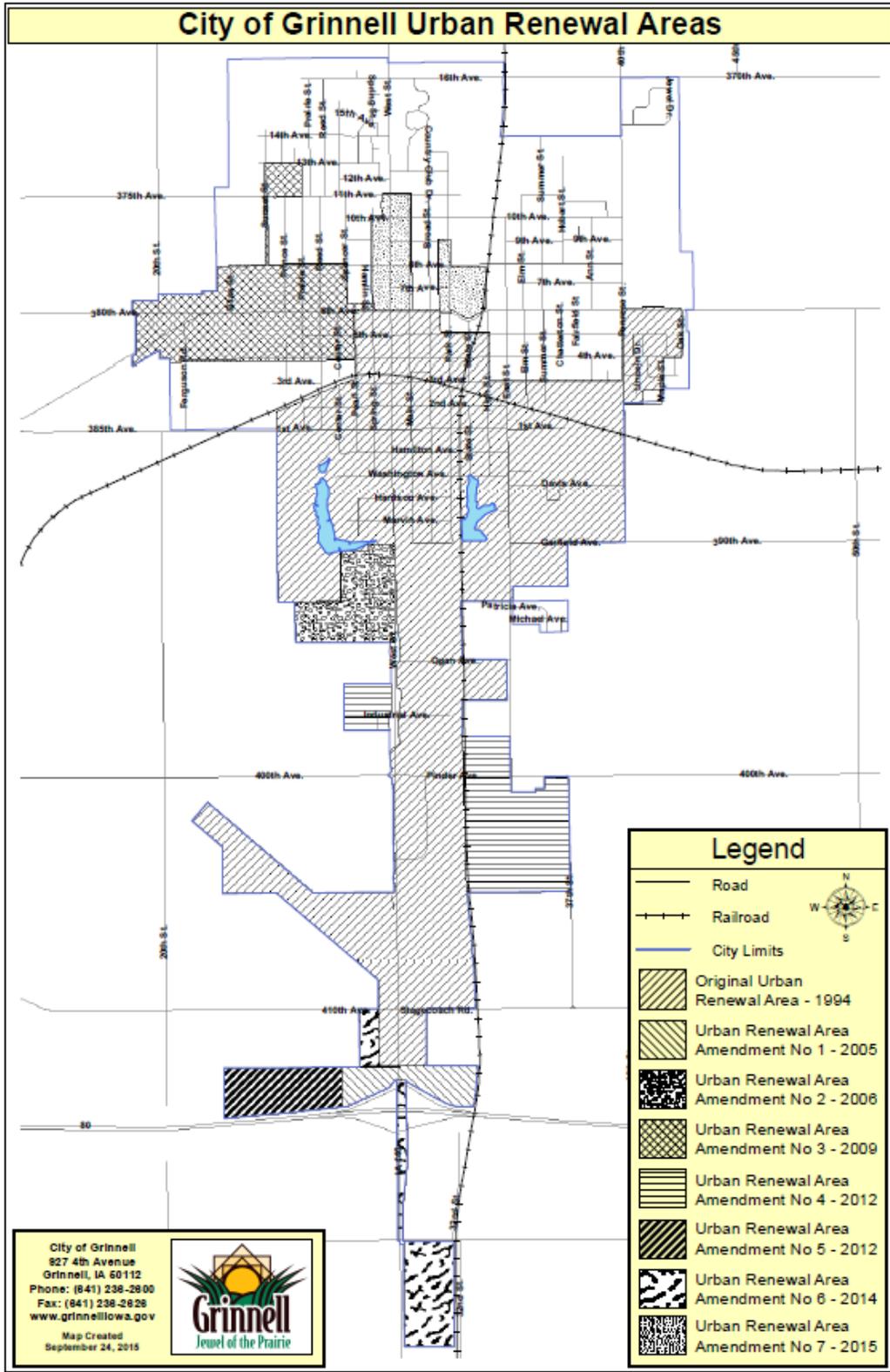
The Urban Renewal Area is designated as appropriate for both blight remediation and economic development (commercial and industrial). Accordingly, Iowa Code Chapter 403 does not impose a statutory sunset on the use of incremental tax revenues in the Area under Iowa Code Section 403.19. Notwithstanding any language in the original Plan or prior amendments, ordinances, or resolutions, the use of incremental taxes shall continue for such periods as allowed by Iowa Code.

REPEALER AND SEVERABILITY

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan, as previously amended, or any part of this Amendment not determined to be invalid or unconstitutional.

**EXHIBIT A
MAP OF GRINNELL URBAN RENEWAL AREA**



01735173-1\10542-128

RESOLUTION NO. 2020-114

RESOLUTION APPROVING AGREEMENT WITH REAL PROPERTY RESEARCH GROUP, INC FOR A MARKET STUDY OF THE OVERALL MARKET CONDITIONS AND DEMAND FOR RENTAL AND FOR SALE HOUSING IN GRINNELL, POWESHIEK COUNTY, IOWA

WHEREAS the City of Grinnell feels that a Housing Opportunity Assessment is needed to quantify demand for rental and for sale housing; and

WHEREAS the last completed Housing Opportunity Assessments were completed in 2012 and 2017 by Real Property Research Group, Inc, Woodstock, GA; and

WHEREAS the City of Grinnell, for consistency purposes, desires Real Property Research Group, Inc, Woodstock, GA to complete the Housing Opportunity Assessment; and

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

Section 1. That the agreement with Real Property Research Group, Inc, Woodstock, GA is hereby accepted for the completion of a Housing Opportunity Study for the amount of eleven thousand and 00/100 dollars (\$11,000.00) plus travel expenses of approximated eight hundred and 00/100 dollars (\$800).

Section 2. The Mayor and City Clerk of the City of Grinnell, Iowa are hereby authorized and directed to execute the agreement with Real Property Research Group, Inc, Woodstock, GA as is herein referred.

Passed this 6th day of July 2020 and signed this 6th day of July 2020.

By: _____
Mayor

Attest: _____
City Clerk

June 18, 2020

Mr. Russ Behrens
City Manager
City of Grinnell
520 4th Avenue
Grinnell, IA 50112

Re: Grinnell Housing Opportunity Assessment Update

Dear Russ,

I am pleased to submit this proposal for Real Property Research Group, Inc. (RPRG) to conduct a market study of the overall market conditions and demand for rental and for sale housing in Grinnell, Poweshiek County, Iowa.

Understanding of Assignment



RPRG conducted Housing Opportunity Assessments for Grinnell in 2012 and 2017 to quantify demand for rental and for sale housing. Since that time, several residential developments have been proposed. As significant time has passed, you are interested in RPRG conducting an update of that Housing Opportunity Assessment to quantify that need, looking at both rental and for sale options, including an examination of one specific site. This analysis will be used for your internal assessment of the market to guide the Chamber's programs and policies as well as documentation of marketability of various products in this area to potential developers and lenders.

We note that beyond analysis of recent trends in the market, we will need to comment on the potential and likely impact of COVID-19 on Economic, Demographic, and Competitive trends. While RPRG cannot project the specific impact on any one market, we will attempt to quantify the consequence of recent developments.

Qualifications

Real Property Research Group, Inc. (RPRG) is a multi-disciplinary real estate and economic consulting firm. Through its offices in Columbia, Maryland, and Atlanta, Georgia, the firm works with lenders, building companies, developers, public agencies, special purpose agencies and other real estate professionals to offer timely and insightful analyses of real estate trends, economic development issues, marketing strategies and market feasibility throughout the United States. Since 2001, the firm has completed over 6,200 assignments, many of which have resulted in successful real estate, revitalization, and economic development projects.

RPRG offers a wide array of real estate market research services:

➤ **Rental Housing Market Research**

The firm conducts market studies pertinent to the development of general occupancy and senior independent rental housing throughout the United States. Clients for such work include financial institutions, developers and national syndicators. The firm prepares comprehensive feasibility studies for submission to HUD offices for mortgage

insurance under the National Housing Act, Sections 220, 221(d)(3), 221(d)(4), 231, 223(a)(7), 223(f), and 241(a). These studies meet the HUD Multifamily Accelerate Processing (MAP) guidelines and cover a variety of rental housing types including market rate and affordable housing, general occupancy and seniors housing, and mixed use developments.

We also have a large national practice conducting market studies for rental communities financed with low income housing tax credits. We assist developers in configuring tax credit communities to addresses market demands as well as the requirements of each state's Qualified Allocation Plan. Over the past fifteen years, housing finance agencies for North Carolina, South Carolina, Georgia, Iowa, Michigan, and Louisiana housing finance agencies have retained the firm to conduct market studies for LIHTC communities.

Additionally, housing finance agencies for Indiana, New Jersey and Maine have retained the firm to review market studies submitted to the state as part of the Low Income Housing Tax Credit allocation process.



➤ **Conventional For-Sale Housing Market Analysis**

RPRG conducts studies for a variety of for sale properties throughout the United States including detached, attached and multifamily products. We conduct studies for landowners, developers, lenders, national and regional building companies such as Ryan Homes, NV Homes, Centex Homes, Beazer Homes, Lennar Homes and Comstock Homes. We perform corridor analyses to identify new home market and product opportunities as well as market feasibility for all types of for-sale housing, including large communities, infill developments, amenity communities, and active adult projects.

➤ **Neighborhood, Corridor and Downtown Revitalization**

RPRG has the breadth of experience and knowledge to evaluate revitalization areas and create strategies for both community and economic development opportunities. We actively participate in revitalization studies for HOPE VI, NSP and Choice Neighborhood Initiative (CNI) projects as well as other urban redevelopment programs.

➤ **Age Qualified and Active Adult Housing Research**

Housing addressing the needs of older households (aged 55+) is an evolving product in today's market. RPRG has extensive experience with this unique market niche, working with builders across the country by providing market research and feasibility analysis to support land acquisition and product and pricing decisions for both for-sale and rental housing product.

➤ **Retirement Housing and Long-Term Care Strategic Analysis**

RPRG provides strategic market analysis across the continuum of senior living and long term care including service enriched rental housing, assisted living, Alzheimer's care, and continuing care facilities. We work nationally with both for profit and non-profit providers, lenders, institutional and private investors as well as government agencies.

➤ **Commercial Retail, Office Space, and Specialty Use Analyses**

RPRG conducts analyses of neighborhood, community, and specialty retail centers, assessing current and future sales potential based on demographic and competitive trends. We also evaluate the market feasibility of commercial office and industrial space, and specialty uses such as health clubs and self-storage facilities.

➤ **Economic and Fiscal Impact Analysis**

RPRG documents community and economic impact for developers, investors and lenders for a variety of projects, including those utilizing New Markets Tax Credits. In addition to estimating job and income growth resulting from a NMTC project, RPRG measures the fiscal impact on local government, the social impact on residents in surrounding neighborhoods and the “green” impact on the local environment. RPRG can study the community impact at various stages, including assessing the community impact of a portfolio or pipeline for a CDFI application, measuring how a project meets the business goals of a CDE, or tracking the progress of a completed project post construction.

RPRG is a founding member of the National Council of Housing Market Analysts (NCHMA). Tad Scepaniak is Immediate Past Chair and has authored or co-authored many of the group’s white papers on market study methodologies. Bob Lefenfeld has also served as NCHMA’s National Chair and currently serves as Chair of its FHA committee. RPRG adheres to that organization’s adopted standards in terms of definition and study content.



Resumes of key staff and listing of recent projects is located in Attachment Two of this proposal.

Scope of Services

To assess the nature of the current and proposed competitive environment for the subject site, RPRG will conduct the following research:

A. Area Overview

An analysis will be conducted of the city of Grinnell and surrounding area in terms of location, access, and proximity to needed facilities and services.

- We will discuss the overall Grinnell market and discuss various submarkets and/or neighborhoods as appropriate, and their suitability for additional residential development.
- We will examine supportive services serving the community.
- We will compare the market area and/or submarkets to the county or region as a whole.

B. Socio-Economic and Demographic Context

Demographic and socio-economic trends within the market(s) will be analyzed and compared to the county.

- Based in part on 2010 Census data, we will examine recent trends in population and household growth, as well as current public projections of population and household growth over the next five years.
- We will examine the characteristics of the current households including family type, tenure, age distribution and household type.
- We will discuss national trends in tenure overall and tenure by age groups.
- We will examine current income characteristics of the population within the market area and income by tenure.

C. Rental Housing Market Conditions

The supply analysis will be aimed at assessing the location, type, rent level, occupancy rates, and characteristics of rental housing serving the target population in the market areas.

- Based on American Community Survey data, we will profile the current housing stock in the market area, detailing information on overall breakdown of units by structure type, tenure, and value/rent.
- We will compile, map, and analyze information on rental apartment and rental townhouse developments in the market areas.
 - Data on rent levels, unit size, unit distribution and occupancy rates will be compiled and analyzed. This will include market rate, affordable and mixed income communities.
 - We will examine features and amenities offered in the market.
 - We will document current concessions being offered in the market and absorption experience of recently completed projects.
 - We will prepare individual profile sheets of existing rental communities in this market and will include these in the final report submitted to you.
- We will identify the characteristics of scattered site rentals in the market.
- We will examine senior rental options available in the market.
- We will identify new rental housing developments under construction and planned in the market areas.



D. For Sale Housing Market Conditions

The supply analysis will be aimed at assessing the size and characteristics of the area's existing and new homes market.

- To understand the impact the recent economic downturn has had on this market, we will examine overall existing home trends in Poweshiek County. This includes trends in house pricing, sales, and inventory.
- Based on available MLS data, we will compile and analyze information on the for sale units currently being marketed within the area, looking at current price position and geographic dispersion of sales by price position.
- Based on a market survey of the area, we will present information about the market's currently active new home sales activity.
 - This analysis will include summary data on housing type being built, sales by price position, age restriction if appropriate, inventory remaining in active subdivisions and a price/square footage comparison of current offerings.
 - We will discuss in detail the characteristics of the most competitive production communities in this market, discussing product and amenities offered, promotions being conducted and inventory remaining.
 - We will provide a profile of each competitive project, detailing characteristics, and features of each competitive property.
- Based on discussions with local officials and developers, we will quantify, and map

residential development anticipated in the area.

E. Rental Demand Estimate and Analysis

- We will prepare projections of the number of households comprising the target population in 2020 and 2023.
- Using industry standard demand methodology, we will compute the balance of supply and demand for rental housing in the market area.
- We will suggest/evaluate the appropriate rental product for this community including:
 - Target markets
 - Project size
 - Mix of bedroom types,
 - Unit sizes,
 - Features and amenities,
 - Rents
- Based on household projections and projected income distribution by tenure, we will compute a capture rate of the household base that the project would need to achieve to lease up.
- We will also conduct a penetration rate analysis to determine what proportion of income qualified households needed to fully occupy rental communities addressing a similar price position as the subject.
- We will discuss absorption rate that can be anticipated for this project.



F. Findings and Recommendations

- We will provide an overview of demand for rental and for-sale housing based on current market conditions, economic development activity, demographic projections, and the current development activity.
- We will evaluate proposed residential developments in the market area and evaluate their impact on housing demand/needs in the market area including:
 - 1020 Main Street – market rate, workforce, and affordable rental housing
 - Stella Ridge – mixed income rental housing
 - 11 11th Avenue – mixed income rental housing
 - Grinnell College Student Dormitories – Broad Street
 - Several smaller projects.
- We will discuss appropriate additional for-sale and rental projects within the market area based on demand estimates and the current development pipeline.

Data, analyses, conclusions, and recommendations will be set forth in a separate report detailing all of the research set forth above with supporting statistical tables and maps. We will issue a draft report for your review. Based on those comments, we will release a final version of the report. The final report will be delivered in an Adobe Acrobat. Hard copies will be available from this office for an additional fee of \$50 per report.

Business Proposal

The cost of the Analysis will be Eleven Thousand Dollars (\$11,000) plus travel expenses which we estimate at \$800. Based on our current workload and difficulties with travel due to COVID-19, we can complete this analysis within eight to ten weeks of authorization. **However, timing must be finalized at time of authorization.** All work to be done under this assignment is covered by the Terms and Conditions of Employment on the enclosure labeled Schedule One.

You may authorize us to proceed with this assignment by signing this proposal where indicated below, specifying the number of targeted site analyses you require if any, and emailing a copy to this office. We further request that a copy containing an original signature along with a retainer representing fifty percent of the fee (\$5,500) be forwarded to this office within three days of authorization. The remaining fee will be billed upon completion of the report and is due and payable within 30 days.

We appreciate having the opportunity to prepare this proposal for you and look forward to discussing it with you in the near future.



Sincerely,

Real Property Research Group, Inc.

A handwritten signature in black ink, appearing to read 'Tad Scepaniak', written over a horizontal line.

Tad Scepaniak
Managing Principal

AGREED & ACCEPTED THIS ___ DAY OF _____, 2020.

BY:

Signature

Name (Print)

**SCHEDULE ONE
TERMS AND CONDITIONS OF EMPLOYMENT**

Except as otherwise expressly provided in the Engagement Letter to which this Schedule 1 is attached, these Terms and Conditions of Employment will govern our employment on the assignment described in the Engagement Letter.

1. The conclusions and recommendations in our report will be subject to (a) our standard Underlying Assumptions and Limiting Conditions, which we will provide to you upon request, and (b) any additional assumptions or conditions set forth in the body of our report.
2. Our employment for this assignment and our compensation in connection therewith are not contingent upon the conclusions to be reached in our report.
3. We will not by reason of this engagement be required to give testimony or to be in attendance in court or at any governmental or other hearing with reference to the subject project without written contractual arrangements having been made relative to such additional services. In the event we are subpoenaed to testify or are otherwise required to appear in court or at a hearing, we will be entitled to charge you our then standard rates for such additional services.
4. We have the right to use and publish in connection with engagements for other clients any data we obtain and any conclusions we reach in connection with this engagement, except any data or conclusions pertaining to the subject project (or any other project of the subject project's developer or any affiliate thereof) which such developer or affiliate designates in writing as being confidential.
5. We have the right to use and publish the name of our client, and to describe the subject project, the work performed by us in connection with the assignment, and the development and marketing experience of the subject project, in any advertising or marketing materials or presentations used or made by us and/or any of our affiliates.
6. The balance of our fee is due in full within 30 days of completion of our report.



SCHEDULE TWO

TAD SCEPANIAK Managing Principal

Tad Scepianiak assumed the role of Real Property Research Group's Managing Principal in November 2017 following more than 15 years with the firm. Tad has extensive experience conducting market feasibility studies on a wide range of residential and mixed-use developments for developers, lenders, and government entities. Tad directs the firm's research and production of feasibility studies including large-scale housing assessments to detailed reports for a specific project on a specific site. He has extensive experience analyzing affordable rental communities developed under the Low Income Housing Tax Credit (LIHTC) program and market-rate apartments developed under the HUD 221(d)(4) program and conventional financing. Tad is the key contact for research contracts many state housing finance agencies, including several that commission market studies for LIHTC applications.

Tad is Immediate Past Chair of the National Council of Housing Market Analysts (NCHMA) and previously served as National Chair, Vice Chair, and Co-Chair of Standards Committee. He has taken a lead role in the development of the organization's Standard Definitions and Recommended Market Study Content, and he has authored and co-authored white papers on market areas, derivation of market rents, and selection of comparable properties. Tad is also a founding member of the Atlanta chapter of the Lambda Alpha Land Economics Society.



Areas of Concentration:

- Low Income Tax Credit Rental Housing: Mr. Scepianiak has worked extensively with the Low Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions.
- Senior Housing: Mr. Scepianiak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low Income Tax Credit program; however his experience includes assisted living facilities and market rate senior rental communities.
- Market Rate Rental Housing: Mr. Scepianiak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.
- Public Housing Authority Consultation: Tad has worked with Housing Authorities throughout the United States to document trends rental and for sale housing market trends to better understand redevelopment opportunities. He has completed studies examining development opportunities for housing authorities through the Choice Neighborhood Initiative or other programs in Florida, Georgia, North Carolina, South Carolina, Texas, and Tennessee.

Education:

Bachelor of Science – Marketing; Berry College – Rome, Georgia

ROBERT M. LEFENFELD
Founding Principal

Mr. Lefenfeld, Founding Principal of the firm, with over 30 years of experience in the field of residential market research. Before founding Real Property Research Group in 2001, Bob served as an officer of research subsidiaries of Reznick Fedder & Silverman and Legg Mason. Between 1998 and 2001, Bob was Managing Director of RF&S Realty Advisors, conducting residential market studies throughout the United States. From 1987 to 1995, Bob served as Senior Vice President of Legg Mason Realty Group, managing the firm's consulting practice and serving as publisher of a Mid-Atlantic residential data service, Housing Market Profiles. Prior to joining Legg Mason, Bob spent ten years with the Baltimore Metropolitan Council as a housing economist. Bob also served as Research Director for Regency Homes between 1995 and 1998, analyzing markets throughout the Eastern United States and evaluating the company's active building operation.

Bob provides input and guidance for the completion of the firm's research and analysis products. He combines extensive experience in the real estate industry with capabilities in database development and information management. Over the years, he has developed a series of information products and proprietary databases serving real estate professionals.

Bob has lectured and written extensively on the subject of residential real estate market analysis. Bob serves as an adjunct professor for the Graduate Programs in Real Estate Development, School of Architecture, Planning and Preservation, University of Maryland College Park. He has served as National Chair of the National Council of Housing Market Analysts (NCHMA) and currently serves as Chair of the Organization's FHA Committee. Bob is also on the board of the Baltimore chapter of Lambda Alpha Land Economics Society.

Areas of Concentration:

- Strategic Assessments: Mr. Lefenfeld has conducted numerous corridor analyses throughout the United States to assist building and real estate companies in evaluating development opportunities. Such analyses document demographic, economic, competitive, and proposed development activity by submarket and discuss opportunities for development.
- Feasibility Analysis: Mr. Lefenfeld has conducted feasibility studies for various types of residential developments for builders and developers. Subjects for these analyses have included for-sale single-family and townhouse developments, age-restricted rental and for-sale developments, large multi-product PUDs, urban renovations and continuing care facilities for the elderly.
- Information Products: Bob has developed a series of proprietary databases to assist clients in monitoring growth trends. Subjects of these databases have included for sale housing, pipeline information, and rental communities.

Education:

Master of Urban and Regional Planning; The George Washington University.
Bachelor of Arts - Political Science; Northeastern University.



MICHAEL RILEY
Senior Analyst

Michael Riley joined RPRG as a Research Associate in the Atlanta office upon college graduation. As a Research Associate, he gathered economic, demographic, and competitive data for market feasibility analyses and other consulting. Since 2007, Michael has served as an Analyst, conducting a variety of market analyses for affordable and market rate rental communities throughout the United States. He rejoined the firm in 2016 as a Senior Analyst.

Areas of Concentration:

- Low Income Housing Tax Credit Rental Housing – Michael has worked extensively with the Low Income Housing Tax Credit program, evaluating general occupancy, senior oriented, and special needs developments for State allocating agencies, lenders, and developers. Michael also has extensive experience analyzing multiple subsidy projects through the HUD Section 8/202 and USDA Section 515 programs.
- Market Rate Rental Housing – Michael has analyzed various projects for lenders and developers of market rate rental housing including those compliant with HUD MAP guidelines under the FHA 221(d)(4) program.



Education:

Bachelor of Business Administration – Finance; University of Georgia, Athens, GA

ETHAN REED
Senior Analyst

Ethan Reed joined RPRG in 2016 where he focuses on rental market studies and economic analyses for development projects. Throughout his extensive career, Ethan has served the residential and commercial real estate industry including advising lenders, developers, homebuilders, investors, nonprofit organizations and government agencies through market and property analysis, economic analysis, site selection and marketing strategy.

Prior to joining RPRG, Ethan served as Senior Research Manager with CoStar Group, leading market research & analysis efforts as well as developing new research and analysis products & services for the commercial real estate industry. Ethan's additional experience includes directing regional research and marketing efforts for CBRE as well as providing valuation, analysis and advisory services for commercial and residential clients throughout Texas.

Areas of Concentration:

- Low Income Housing Tax Credits: Ethan prepares rental market studies for submission to lenders and state agencies for nine percent and four percent Low Income Housing Tax Credit allocations.
- Commercial Feasibility: Ethan has conducted feasibility analyses of proposed commercial uses in the context of the existing marketplace.

Education:

Masters of Business Administration; Liberty University

Bachelor of Science – Business Administration; University of Texas at Dallas

NICOLE D. MATHISON
Senior Analyst

Nicole Mathison joined RPRG in 2013 where she is focused on rental market studies and community economic analyses for development projects. She has also completed countywide rental assessments in Maryland for the Maryland Department of Housing and Community Development. Nicole's background is in research and nonprofit administration in the fields of public health and higher education. Nicole recently earned a Master of Urban and Regional Planning degree at Virginia Tech, with a specialization in Land Use Planning and completed coursework in Geographic Information Systems (GIS).

Areas of Concentration:

- **Low Income Housing Tax Credits:** Nicole prepares rental market studies for submission to lenders and state agencies for nine percent and four percent Low Income Housing Tax Credit allocations. Studies include analysis of new construction as well as the feasibility of renovating existing family rental communities.
- **FHA Section 221(d)(4):** Nicole prepares comprehensive feasibility studies for submission to HUD regional offices as part of a lender's application for Section 221(d)(4) mortgage insurance. These reports strictly adhere to HUD's Multifamily Accelerated Processing (MAP) guidelines for market studies.



Education:

Master of Urban & Regional Planning – Virginia Tech, Blacksburg, VA
Bachelor of Science, Food Science – North Carolina State University, Raleigh, NC

JOANNE ANDREWS
Senior Analyst

Joanne Andrews has a professional background in both market research and the development of affordable housing. Prior to joining Real Property Research Group, she had worked for ten years as a market analyst with a regional appraisal firm conducting analyses of both rental and for-sale projects throughout the Mid Atlantic. Previously, she was a senior staff member with Howell Associates preparing market feasibility studies for senior independent and assisted living projects nationally.

Ms. Andrews began working in the area of affordable housing development as a project developer with Harkins Associates, where she was responsible for coordinating the development of affordable and market rate multifamily rental and for-sale housing.

Areas of Concentration:

- **Affordable & Market Rate Rental Housing Feasibility Studies:** Ms. Andrews has conducted feasibility studies for affordable and market rate rental housing projects, both family and senior, in locations throughout the Mid-Atlantic region.
- **For-Sale Market Analyses:** Ms. Andrews has conducted market research studies for for-sale residential developments in Maryland, Pennsylvania and West Virginia.

Education:

Masters in Business Administration, University of Maryland, College Park, MD
Masters in Social Work, University of Pittsburgh, Pittsburgh, PA
Bachelor of Arts, Sociology, Vassar College, Poughkeepsie, NY

RPRG Clients by Specialty include:

HUD Market Analysis		Housing Needs Assesments	
Client	Location/Region	Client	Location
AGM Financial Service	National	Dalton Housing Authority	Georgia
Berkadia Commercial Mortgage	National	Grinnell Chamber	Iowa
Berkeley Pointe	National	Harristown Development	Pennsylvania
Capital One Multifamily	National	Howard County HCD	Maryland
Columbia National	Mid-Atlantic	Hsg Auth of Winton-Salem	North Carolina
Dwight Capital	National	Marshall Econ Dev	Iowa
Greystone	National	Maryland DHCD	Maryland
Highland Commercial Mortgage	Southeast	Quadel Consulting	National
M&T Realty Capital	National	Spartanburg Hsg. Auth.	South Carolina
Mason Joseph	National	The Communities Group	National
Paragon Mortgage	National	Urban Collage	National
Prudential Huntoon Paige	National		
Regions Bank	National		
Walker & Dunlop	National		
Wells Fargo	National		
General Rental/Market Analysis		Due Diligence/Market Study Review	
Client	Location	Client	Location
Atapco	Mid-Atlantic	Cohn Reznick	Mid-Atlantic
Bonaventure Realty Group	National	Enterprise Coimmunity Investment	National
Bozzuto Homes	Mid-Atlantic	Indiana HFDA	Indiana
Cathcart Properties	Virginia	Maine HFA	Maine
Denico	Virginia	New Jersey HMFA	New Jersey
HH Hunt	SE and Mid-Atlantic		
Integral Companies	Southeast		
Rea Ventures Group	Southeast		
RST Development	SE and Mid-Atlantic		
Wood Partners	Mid Atlantic		
Ocean Atlantic	Mid Atlantic		
LIHTC Market Analysis		For-Sale Analysis	
Client	Location	Client	Location
Benoit Group	Southeast	Bozzuto Homes	Mid-Atlantic
Enterprise Homes	Mid Atlantic	Centex Homes	Maryland
Homes For America	Mid Atlantic	Chesapeake Capital	Southeast and Mid-Atlantic
Ingerman	Mid Atlantic	Comstock Holdings	Mid-Atlantic
Iowa Finance Authority	Iowa	Gaylord Brooks	Maryland
Louisiana HFA	Louisiana	Keelty Homes	Maryland
Michaels Organization	National	Lambert Development	North Carolina
Michigan State Housing (MSHDA)	Michigan	Lennar	Mid-Atlantic
Mullin & Lonergan	Pennsylvania	Mi Casa	Maryland
Norsouth Development	Southeast	RST Development	Southeast and Mid-Atlantic
North Carolina Housing Finance (NCHFA)	North Carolina	Ryan Homes	Mid-Atlantic and Northeast
Osprey Property Company	Mid-Atlantic	Southern Land	Maryland
Presbyterian Senior	Southeast	Thomas Builders	Mid-Atlantic
Prestwick Development	Southeast		
Volunteers for America	National		
Walton Communities	Southeast		
Zimmerman Properties	Southeast		
Student Housing Analysis		Senior Housing/Assisted Living Analysis	
Client	Location	Client	Location
Bariglio Corporation	Newark, DE	Beztak Companies	National
Obrecht Development	Somerset Co, MD	CHAI	Maryland
Penn Trust Properties	State College, DE	Emory Development	Mid-Atlantic
Raycorp	Champaign, IL	JMR Development	Mid-Atlantic
		Mission First	Mid-Atlantic
		Pinnacle Companies	Northeast
		Presbyterian Senior	Mid-Atlantic
		The Peterson Companies	Mid-Atlantic
		Victory Housing	Maryland
		Wheeling PHA	West Virginia
Economic Impact Analysis/New Market Tax Credits		Economic Impact Analysis/New Market Tax Credits	
Client	Location	Client	Location
Altoona-Blair Co. Dev Corp	National	Altoona-Blair Co. Dev Corp	National
Bank of America	National	Bank of America	National
City of Harrisburg	Harrisburg, PA	City of Harrisburg	Harrisburg, PA
Crow Holdings	Dallas, TX	Crow Holdings	Dallas, TX



Assumption of Risk and Waiver of Liability Relating to
Coronavirus/COVID-19

The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. **COVID-19 is extremely contagious** and is believed to spread mainly from person-to-person contact. As a result, federal, state, and local governments and federal and state health agencies recommend physical distancing and have, in many locations, prohibited the congregation of groups and people.

By signing this agreement, our organization acknowledges the contagious nature of COVID-19 and waives the city of Grinnell from any liability relating to COVID-19 with respect to our event. We voluntarily agree to do our best to promote social distancing, wearing of masks, and washing of hands/using hand sanitizer during our event.

Organization Signature

Date

Additional restroom cleaning is available at a cost of \$40.00 per hour. Please contact the Recreation Department at 641-236-2620 if you would like to schedule additional restroom cleaning during your event.