



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, AUGUST 3, 2020 AT 6:15 P.M.
VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/95543547994?pwd=b01MSTZSQnVFRjJoSTAyMSswQ0JIZz09>

Meeting ID: 955 4354 7994

Passcode: 145375

One tap mobile

+19292056099,,95543547994#,,,,,0#,,145375# US (New York)

+13017158592,,95543547994#,,,,,0#,,145375# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 955 4354 7994

Passcode: 145375

Find your local number: <https://zoom.us/u/adUOZGfbwl>

TENTATIVE AGENDA

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

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Consider approval of minutes from the consultation held with the affected taxing entities to discuss the proposed Amendment No. 8 to the Grinnell Urban Renewal Plan.
2. Consider resolution determining an area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a combination thereof, of such area is necessary in the interest of the Public Health, Safety or Welfare of the residents of the City; designating such area as appropriate for Urban Renewal Projects; and adopting Amendment No. 8 to the Grinnell Urban Renewal Plan (See Resolution No. 2020-129).
3. Consider resolution approving agreement with Caldwell, Brierly & Chalupa, PLLC for legal services on code enforcement and abandoned property (See Resolution No. 2020-130).

4. Consider resolution approving Tax Abatement application for 2013 Central Urban Revitalization for Michael & Stephanie Schlup, 1119 Spring Street (See Resolution No. 2020-131).
5. Consider resolution approving Tax Abatement application for Amendment No. 3 for Matthew & Cherish Hansen, 1812 10th Avenue (See Resolution No. 2020-132).

INQUIRIES:

ADJOURNMENT:



**CONSULTATION MEETING
WITH TAXING ENTITIES
MONDAY, JULY 13, 2020 AT 12:00 P.M.
COUNCIL CHAMBERS**

MINUTES

The City of Grinnell held a consultation meeting Monday, July 13, 2020 at 12:00 p.m. with the all affected tax entities (Poweshiek County, Iowa Valley Community College, and Grinnell-Newburg School District) concerning the proposed Amendment No. 8 to the Grinnell Urban Renewal Plan for the City of Grinnell, State of Iowa.

Russell Behrens and Annmarie Wingarter were in attendance. No representatives from the taxing entities attended.

No action was taken.

A handwritten signature in blue ink that reads "Annmarie Wingarter".

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

RESOLUTION NO. 2020-129

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 8 TO THE GRINNELL URBAN RENEWAL PLAN

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 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.

WHEREAS, a proposed Amendment No. 8 to the Plan ("Amendment No. 8" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, this proposed Amendment No. 8 adds no new land to the Urban Renewal Area; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 8; and

WHEREAS, by resolution adopted on July 6, 2020, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 8 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 8 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if

any, have been timely made as set forth in the report of the City Manager, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 8 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Grinnell Herald Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 8, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 8 concerning the area of the City of Grinnell, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

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

b) The Plan, as amended, and Amendment No. 8 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

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

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

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and

spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

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

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

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

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 8 to the Grinnell Urban Renewal Plan of the City of Grinnell, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 8 to the Grinnell Urban Renewal Plan for the City of Grinnell, State of Iowa"; Amendment No. 8, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 8 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 8 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 8 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Poweshiek County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 8, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 3rd day of August, 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 to be 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.

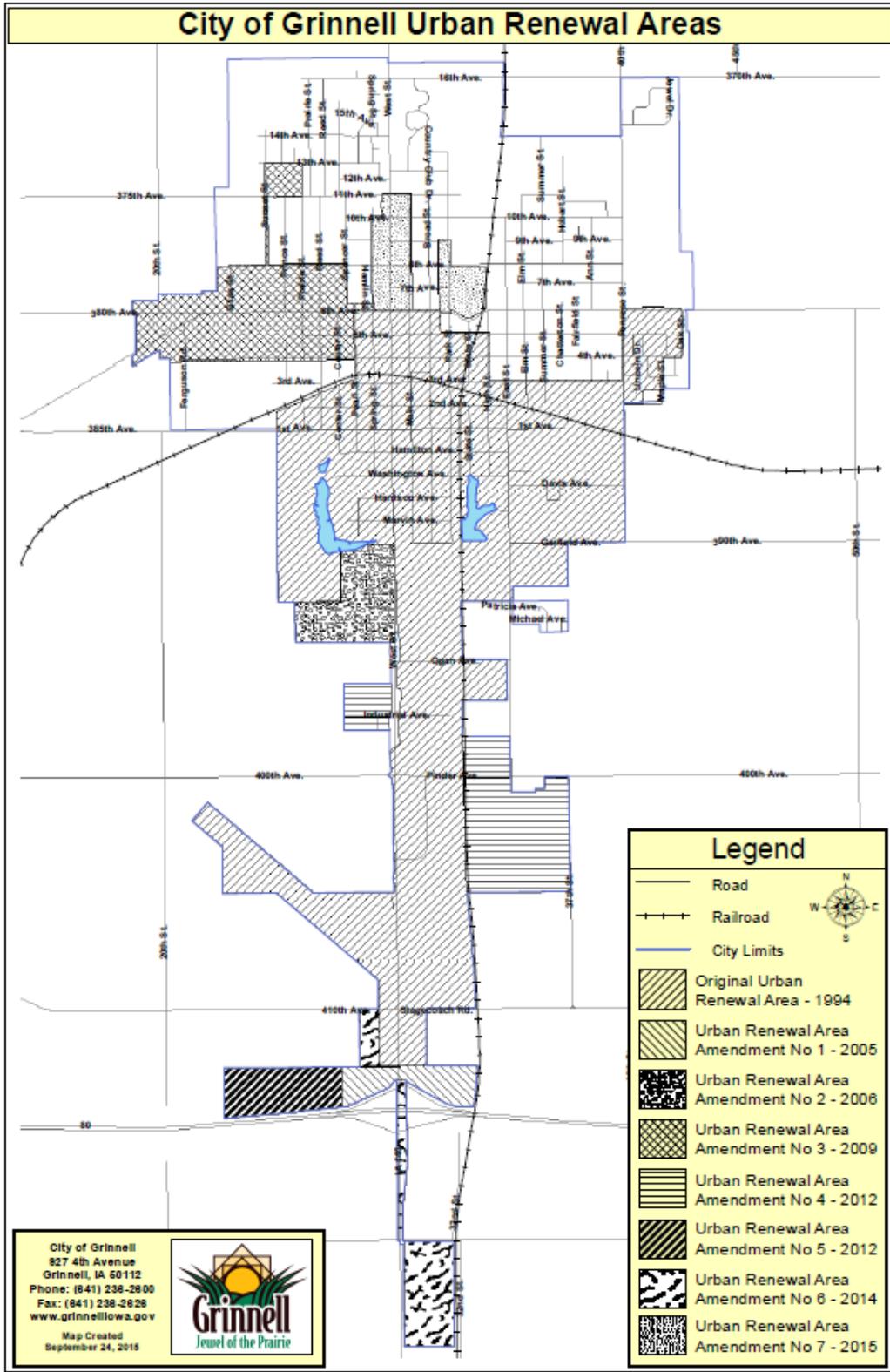
The Urban Renewal Area is designated as appropriate for both blight remediation and economic development (commercial and industrial). Accordingly, Iowa Code Chapter 403 does not impose a statutory sunset on the use of incremental tax revenues in the Area under Iowa Code Section 403.19. Notwithstanding 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. 2020-130

A RESOLUTION APPROVING THE AGREEMENT BETWEEN CALDWELL, BRIERLY & CHALUPA, PLLC, NEWTON, IA AND THE CITY OF GRINNELL FOR LEGAL SERVICES FOR CODE ENFORCEMENT AND ABANDONED PROPERTY

WHEREAS, the City desires enter into an agreement with Caldwell, Brierly & Chalupa, PLLC, Newton, IA for legal services for code enforcement and abandoned property; and

WHEREAS, Caldwell, Brierly & Chalupa, PLLC, Newton, IA has experience in dealing with code enforcement and abandoned property and is willing to represent the City in these matters; and

WHEREAS, the City Council has reviewed the terms and conditions of said agreement; and

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA, AS FOLLOWS:

Section 1. The City Council of Grinnell, Iowa, approves the agreement with the Caldwell, Brierly & Chalupa, PLLC, Newton, IA; and

Section 2. The Grinnell City Council authorizes the Mayor and City Clerk to execute the Agreement on behalf of the City of Grinnell.

ADOPTED AND APPROVED on 3rd day of August 2020.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk

CALDWELL, BRIERLY & CHALUPA, PLLC
ATTORNEYS AND COUNSELORS AT LAW

211 FIRST AVENUE WEST • P.O. BOX 726 • NEWTON, IOWA 50208

GILBERT R. CALDWELL, III
gcaldwell@caldwellandbrierly.com
RANDAL B. CALDWELL
rcaldwell@lawyeriowa.com
J. MICHAEL BOOMERSHINE, JR.
mboomershine@caldwellandbrierly.com
ANTONIA SICILIA
asicilia@lawyeriowa.com
* * *

Telephone: 641-792-4160
Fax: 641-792-2410
www.lawyeriniowa.com

SULLY OFFICE
618 4th STREET
SULLY, IOWA 50251
Phone: 641-594-4420
Thursdays 1:00-3:00 p.m.

Dennis F. Chalupa (1944 - 2013)

July 23, 2020

City of Grinnell
ATTN: Tyler Avis, Director of
Planning and Zoning
tavis@grinnelliowa.gov

RE: City Attorney Position – Grinnell

Dear Mr. Avis:

In response to your recent inquiry, we are providing the following information.

We are currently the City Attorneys for Baxter, Barnes City, Kellogg, Lambs Grove, Laurel, Lynnville, Malcom, Maxwell, Monroe, Montezuma, Oakland Acres, and Sully. We also do a substantial amount of legal work for the City of Newton on issues related to their dangerous and dilapidated program as well as code enforcement and abandoned building cases. In representing these communities we have provided a full range of services, attended council and board meetings, and advised as to such matters as planning and zoning, nuisance abatement, annexation, condemnation, human resource issues, civil litigation, employment issues, police policies and procedures and community development. We have also drafted revisions and updates of the municipal code of ordinances for our cities.

Our firm personnel have extensive experience in municipal civil and criminal law. Randal B. Caldwell is a member of the Iowa Municipal Attorney's Association and has attended continuing education seminars sponsored by this association. He is enrolled on a statewide list of municipal attorneys and receives e-mail from across the state on various municipal issues. He has extensive experience in real estate law and general civil law. He has been involved in complicated development projects for a number of clients, including economic development corporations and cities.

Gil Caldwell III has extensive experience in general civil litigation, criminal prosecution and administrative law. He is a member of the Iowa Municipal Attorney's Association, American Association for Justice and the Iowa Association of Justice. His bachelor's degree was in urban studies and he was an intern for the City Attorney of Tulsa, Oklahoma. He has been involved with state government agencies in his work on a special Governor's task force. He has been involved in numerous abandonment cases on behalf of our municipal clients,

including successful appeals. He is a City Prosecutor for criminal municipal ordinance violations, including court trials and enforcement of civil municipal infractions. The National Association of Distinguished Counsel awarded him the distinction of being in the nation's top one percent. He has been a presenter for the Iowa League of Municipalities on abandoned building legal issues.

Attorney J. Michael Boomershine, Jr. has experience in a variety of municipal law matters both in and out of court, including prosecution of municipal infractions, City Code violations and litigation dealing with abandoned buildings. Michael responds to questions Cities may have interpreting city and state code provisions.

Attorney Antonia Sicilia has experience in municipal real estate matters, including examination of abstracts, real estate offers, contracts, drafting deed packages and assisting with closings. Antonia has also assisted with dangerous and dilapidated buy-outs, zoning issues, research projects regarding questions City employees have about various issues, and corresponding with City employees. She also has experience in employment and labor law, including experience in dealing with the Equal Employment Opportunity Commission and the Iowa Civil Rights Commission.

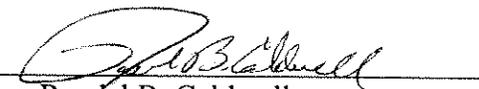
Attached is an exhibit more fully itemizing the work our firm does on municipal real estate matters.

Again, thank you for the opportunity to be considered for this position. We have enclosed a draft fee agreement for your review. This is an agreement we like to have with all our cities and it is reviewed on a calendar year basis. We would appreciate the opportunity to be considered for legal employment with the City of Grinnell.

Very truly yours,

CALDWELL, BRIERLY & CHALUPA, PLLC

By: 
Gilbert R. Caldwell III

By: 
Randal B. Caldwell

RBC/ds
Enc.

**EXAMPLES OF
MUNICIPAL REAL ESTATE SERVICES**

Residential Real Estate

We have been assisting Cities with voluntary sale and purchase of several million dollars in property to date, providing the following services: preparing templates for an offer for City use, examination of abstracts, preparation for closing, closing statements and closing in our office.

We have been involved in the subsequent sale of City-owned property, including Notice of Hearing and other required procedures under Iowa Code Section 364.7; preparation of Warranty Deeds and Quit Claim Deeds and other necessary documents.

We have lead extensive involuntary proceedings such as seizure of tax-sale certificates under Iowa Code Chapter 446 and abandoned building procedure under Iowa Code Chapter 657A, including Petition, Notice, proposed Order and Certificate of Change of Title and subsequent sale of seized properties.

Commercial Real Estate

Preparation of Offer to Purchase, examination of abstract and closing and other necessary documents.

Preparing Requests for Proposals (RFP) for development of real estate, proposed Development Agreements, Minimum Assessment Agreements, TIF related agreements and cooperation with bonding attorneys on TIF matters. Preparation of special programs related to use of City funds for such things as sewer improvement, facade improvement, etc.

Miscellaneous

Platting procedure for City-owned real estate, Deeds of Restrictions, 28E Agreements, Planning & Zoning issues, Voluntary Annexation Agreements, assistance with Comprehensive Plan issues, enforcement of Code restrictions and Zoning restrictions, including Building Codes and nuisances, City utility issues and Code compliance.

EMPLOYMENT AGREEMENT

CITY OF GRINNELL

And

**CALDWELL, BRIERLY & CHALUPA, PLLC
ATTORNEYS AT LAW**

THIS AGREEMENT is for the retention of legal services for the CITY OF GRINNELL to be performed by CALDWELL, BRIERLY & CHALUPA, PLLC, ATTORNEYS AT LAW.

THIS AGREEMENT is for the period beginning August 1, 2020, to December 31, 2020.

Any legal services rendered by CALDWELL, BRIERLY & CHALUPA, PLLC to the CITY OF GRINNELL will be billed at an hourly rate. The rate is herein specified at \$180.00 (One-Hundred eighty) per hour for out-of-court services, \$200.00 (Two-Hundred) per hour for in-court services, and \$160.00 (One-Hundred Sixty) per hour for legal assistant services. Costs advanced on behalf of the City will be itemized in the monthly statements.

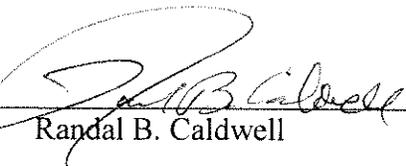
Dated this _____ day of _____, 2020.

CALDWELL, BRIERY & CHALUPA, PLLC

CITY OF GRINNELL

By: 
Gilbert R. Caldwell III

By: _____

By: 
Randal B. Caldwell

RESOLUTION NO. 2020-131

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO 2013 CENTRAL URBAN REVITALIZATION PLAN (Michael & Stephanie Schlup, 1119 Spring Street).

BE IT RESOLVED by the Grinnell City Council that the improvement project as listed below meets the requirements to qualify for tax exemption as stated in Grinnell Urban Revitalization Plan, and

BE IT FURTHER RESOLVED that tax exemptions are subject to review by the Poweshiek County Assessor and that exemptions are not valid until improvements are completed.

NOW, THEREFORE, BE IT RESOLVED that the Application for Urban Revitalization tax exemption as submitted for the following property is approved by the Grinnell City Council:

Urban Revitalization: (Michael & Stephanie Schlup, 1119 Spring Street)

All qualified real estate assessed as residential. 100% abatement for 10 years.
Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

PASSED AND APPROVED THIS 3rd day of August, 2020.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE
2013 CENTRAL URBAN REVITALIZATION PLAN
FOR GRINNELL, IOWA

Prior Approval for Intended Improvements

Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE 2013 CENTRAL
URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA

The 2013 Central Urban Revitalization Plan allows property tax exemptions as follows:

All qualified real estate assessed as multiresidential or commercial that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes. 100% abatement for 10 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as residential. 100% abatement for 10 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as commercial. 100% abatement for 3 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

In order to be eligible, the property must be located in the 2013 Central Urban Revitalization Area.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1st following the year that the improvements are first assessed for taxation.*

Address of Property: 1119 Spring St.

Legal Description: _____

Title Holder or Contract Buyer: Michael and Stephanie Schlap

Address of Owner (if different than above): 1327 Summer St.

Phone Number (to be reached during the day): 215-436-7432

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to _____ [insert date of adoption of the Plan]? Yes ___ No

Existing Property Use: ___ Residential ___ Commercial ___ Industrial Vacant

Proposed Property Use: Residential

Nature of Improvements: New Construction ___ Addition ___ General Improvements

Specify: 3 bed 2 Bath Ranch

Permit Number(s) from the City of Grinnell Building Department

Date Permit(s) Issued: 6/18/2020

Permit(s) Valuation: 330,000.00 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: Dec. 1, 2020

Estimated or Actual Cost of Improvements: \$338,501.00

Signature: [Signature]

Name (Printed) Michael S. Schly Jr

Title: _____

Company: _____

Date: June 19, 2020

FOR CITY USE

CITY COUNCIL	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
ASSESSOR	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or No eligible for Tax Abatement _____
	Assessor _____ Date _____

* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the 2013 CENTRAL URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.

00959112-1\10542-100



CITY OF GRINNELL

520 4th Avenue
Grinnell, IA 50112-2043
641-236-2600 FAX 641-236-2626

NEW RESIDENTIAL BUILDING PERMIT

PERMIT #:	20200480	DATE ISSUED:	6/18/2020
JOB ADDRESS:	1119 SPRING ST	LOT #:	31 & 32
PARCEL ID:	0756000	BLK #:	
ADDITION:	SE 1/4 SE 1/4 Section 8	ZONING:	R-3
TOWNSHIP:	80	RANGE:	16
SECTION:	08		
ISSUED TO:	MICHAEL SCHLUP JR	CONTRACTOR:	GRIFFITH HOME BUILDERS
ADDRESS:	1327 SUMMER ST	ADDRESS:	1402 HWY 224 S
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	KELLOG IA 50135
PHONE:		PHONE:	641-526-8579
PROP.USE:	SINGLE FAMILY RESIDENCE	OCCP TYPE:	R-2 RES MULTI-FAMILY
VALUATION:	\$ 330,000.00	CNST TYPE:	VB
SQ FT:	2,040.00	OCC LOAD:	BPCOMM#BP110
SCOPE OF WORK: CONSTRUCTION OF A NEW SINGLE FAMILY HOME.			

DESCRIPTION	CONTRACTOR	AMOUNT
NEW RESIDENTIAL BUILDING	GRIFFITH HOME BUILDERS	\$ 2,900.18
ELECTRICAL	GRIFFITH HOME BUILDERS	\$ 0.00
MECHANICAL	GRIFFITH HOME BUILDERS	\$ 0.00
PLUMBING	GRIFFITH HOME BUILDERS	\$ 0.00
TOTAL		\$ 2,900.18

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.



(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

6/18/2020

DATE



(APPROVED BY)

06/18/2020

DATE

RESOLUTION NO. 2020-132

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO GRINNELL URBAN REVITALIZATION PLAN – AMENDMENT No. 3 (Matthew & Cherish Hansen, 1812 10th Avenue).

BE IT RESOLVED by the Grinnell City Council that the improvement project as listed below meets the requirements to qualify for tax exemption as stated in Grinnell Urban Revitalization Plan, and

BE IT FURTHER RESOLVED that tax exemptions are subject to review by the Poweshiek County Assessor and that exemptions are not valid until improvements are completed.

NOW, THEREFORE, BE IT RESOLVED that the Application for Urban Revitalization tax exemption as submitted for the following property is approved by the Grinnell City Council:

Urban Revitalization: (Matthew & Cherish Hansen, 1812 10th Avenue)

All qualified real estate assessed as residential. 100% abatement on the first \$75,000 for 5 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

PASSED AND APPROVED THIS 3rd day of August 2020.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE
GRINNELL URBAN REVITALIZATION PLAN
FOR GRINNELL, IOWA (as modified by Amendment No. 3 (2014))

Prior Approval for Intended Improvements

Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE GRINNELL URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA

The Grinnell Urban Revitalization Plan allows property tax exemptions as follows:

All qualified real estate assessed as residential. 100% abatement on the first \$75,000 for 5 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as commercial. 100% abatement for 3 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000. (Does not include commercial used as residential or multi-residential.)

All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years or 100% abatement for 5 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

In order to be eligible, the property must be located in the Grinnell Urban Revitalization Area.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1st following the year that the improvements are first assessed for taxation.*

Address of Property: 1812 10TH AVE GRINNELL, IA 50112

Legal Description: DALES SUB LOT 2 BLOCK 1 HADLEYS SUB BLOCK 4

Title Holder or Contract Buyer: MATTHEW + CHERISH HANSEN

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 641-521-8469

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to _____ [insert date of adoption of the Plan]? Yes ___ No

Existing Property Use: Residential ___ Commercial ___ Industrial ___ Vacant

Proposed Property Use: RESIDENTIAL

Nature of Improvements: New Construction ___ Addition ___ General Improvements

Specify: NEW CONSTRUCTION OF A 24'X28' GARAGE

Permit Number(s) from the City of Grinnell Building Department

Date Permit(s) Issued: 4/01/2020

Permit(s) Valuation: \$24,524.21 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 06/24/2020

Estimated or Actual Cost of Improvements: ACTUAL = \$33,108.21

Signature: Matt Hansen

Name (Printed) MATT HANSEN

Title: HOMEOWNER

Company: _____

Date: 07/20/2020

FOR CITY USE

CITY COUNCIL	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
ASSESSOR	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or No eligible for Tax Abatement _____
	Assessor _____ Date _____

* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the GRINNELL URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.



CITY OF GRINNELL

520 4th Avenue
Grinnell, IA 50112-2043
641-236-2600 FAX 641-236-2626

RESIDENTIAL ACCESSORY BUILDING PERMIT

PERMIT #:	20200361	DATE ISSUED:	4/01/2020
JOB ADDRESS:	1812 10TH AVE	LOT #:	2
PARCEL ID:	0527200	BLK #:	4
ADDITION:	Date's Number 1	ZONING:	R-2
TOWNSHIP:	80	RANGE:	16
SECTION:	09		
ISSUED TO:	MATTHEW & CHERI HANSEN	CONTRACTOR:	PARKVIEW CONSTRUCTION
ADDRESS:	1812 10TH AVE	ADDRESS:	4551 50TH STREET
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	GRINNELL IA 50112
PHONE:		PHONE:	641-236-3080
PROP USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 29,524.21	CNST TYPE:	VB
SQ FT:	672.00	OCC LOAD:	BPCOMM#BP110
SCOPE OF WORK: CONSTRUCTION OF A 24X28 GARAGE WITH 9' SIDE WALLS			

DESCRIPTION	CONTRACTOR	AMOUNT
GARAGE	PARKVIEW CONSTRUCTION	\$ 578.89
TOTAL		\$ 578.89

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.

Matthew Hansen
(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

4/01/2020
DATE

[Signature]
(APPROVED BY)

04/01/2020
DATE