

RESOLUTION NO. 2020-167

RESOLUTION DETERMINING THE NECESSITY AND  
FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER  
OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 1  
TO THE 2013 CENTRAL URBAN REVITALIZATION PLAN  
FOR THE GRINNELL 2013 CENTRAL URBAN  
REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa, by action of the City Council on September 16, 2013, the City of Grinnell, Iowa (the "City"), designated certain areas of the City as a revitalization area, by the adoption of the 2013 Central Urban Revitalization Plan (the "Revitalization Plan" or "Plan") for the Grinnell 2013 Central Urban Revitalization Area (the "Urban Revitalization Area" or "Area"); and

WHEREAS, by the foregoing action, the Council has determined that the Urban Revitalization Area can be revitalized as authorized by Chapter 404, Code of Iowa (the "Act"); and

WHEREAS, a proposed Amendment No. 1 to the Plan ("Amendment") has been prepared, the purpose of which is to, among other things, add additional property to the Revitalization Area, remove the time limit on eligibility for tax abatement under the Plan, and clarify the application procedures and review process in accordance with Iowa Code Chapter 404; and

WHEREAS, before such Amendment can be adopted, it is necessary that a public hearing be held thereon, and that due notice be given in accordance with the requirements of the Act.

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

Section 1. It is determined that the rehabilitation, conservation, redevelopment, economic development or a combination thereof of the Area is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Area substantially meets the criteria of Section 404.1 and the proposed Amendment, attached to this Resolution as Exhibit 1, is declared to substantially meet the criteria of Iowa Code Section 404. 2.

Section 2. It is determined that it is in the best interests of the citizens of the City to hold a public hearing on the matter of the adoption of the Amendment, on the 19<sup>th</sup> day of October, 2020, at 7:00 P.M.

Section 3. That the City Clerk be and is hereby directed to publish a notice of a public hearing on the Amendment, at least once not less than seven or more than twenty days prior to the date of said public hearing, as provided in Section 404.2(6), Code of Iowa. October 19, 2020 is the next regularly scheduled City Council meeting after the publication of notice.

Section 4. Be it further resolved that copies of the Amendment be made available to the public through the office of the City Clerk.

Section 5. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE  
CITY OF GRINNELL, IOWA, ON THE MATTER OF THE ADOPTION  
OF A PROPOSED AMENDMENT NO. 1 TO THE 2013 CENTRAL  
URBAN REVITALIZATION PLAN FOR THE GRINNELL 2013  
CENTRAL REVITALIZATION AREA

Public notice is hereby given that the City Council of the City of Grinnell, Iowa, will hold a public hearing on the 19<sup>th</sup> day of October, 2020, at 7:00 P.M., at which meeting the Council proposes to take action on the adoption of an Amendment No. 1 ("Amendment") to the 2013 Central Urban Revitalization Plan ("Plan") for the Grinnell 2013 Central Urban Revitalization Area ("Area") described therein, under the authority of Chapter 404 of the Code of Iowa, as amended.

Due to public health concerns related to COVID-19, the public may access the meeting in person or electronically, pursuant to Iowa Code Section 21.8, via Zoom as follows:

<https://zoom.us/j/96702938363?pwd=VlpzS0p0WGFQOW9BTjJFWWFOWmFmQT09>

Or Telephone:

(312) 626-6799, (929) 205-6099, (301) 715-8592, (346) 248-7799, (669) 900-6833, or (253) 215-8782

Webinar ID: 967 0293 8363

Passcode: 074464

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the October 19, 2020 meeting for any updates to the manner in which the public may access the hearing. Please contact the City Clerk's office at [AWingerter@grinnelliowa.gov](mailto:AWingerter@grinnelliowa.gov) if you have questions about the format of the meeting, or to request a copy of the Amendment.

The purpose of the Amendment is to, among other things, add additional property to the Revitalization Area, remove the time limit on eligibility for tax abatement under the Plan, and clarify the application procedures and review process in accordance with Iowa Code Chapter 404.

Any persons interested may appear at said meeting of the Council and present evidence for or against the adoption of the Amendment. The proposed Amendment, including a map of the proposed Area, is on file in the office of the City Clerk and available for public inspection or copying during ordinary business hours.

This notice is given by order of the City Council of the City of Grinnell, Iowa, pursuant to Section 404.2(6), Code of Iowa, 2019, as amended.

Dated this 8th day of October, 2020.



\_\_\_\_\_  
City Clerk, City of Grinnell, State of Iowa

(End of Notice)

PASSED AND APPROVED this 5<sup>th</sup> day of October, 2020.



\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Clerk

**AMENDMENT NO. 1  
TO THE  
2013 CENTRAL URBAN REVITALIZATION PLAN  
FOR THE  
GRINNELL 2013 CENTRAL URBAN REVITALIZATION AREA**

City of Grinnell, Iowa

INTRODUCTION AND BACKGROUND

In 2013, the City of Grinnell, Iowa (the “City”), by Resolution No. 2013-91, adopted the 2013 Central Urban Revitalization Plan (the “Plan”) and, by Ordinance No. 1383, designated an area of the City as an urban revitalization under Iowa Code Chapter 404, known as the Grinnell 2013 Central Urban Revitalization Area (the “Area” or “Revitalization Area”). Finding that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Area, was necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area substantially met the criteria established in Section 404.1 of the Code of Iowa for a revitalization area, the City Council determined that the Revitalization Area should be designated as a blight remediation and economic development urban revitalization area under the criteria set forth in Section 404.1(2) and Section 404.1(4), respectively, as follows:

- “An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.”
- “An area which is appropriate as an economic development area as defined in Section 403.17.” [Section 403.17(10) provides that “economic development area” means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises or housing and residential development for low and moderate income families, including single or multi-family housing.]

The City is amending the Plan with the adoption of this Amendment No. 1 (the “Amendment” or “Amendment No. 1”) in order to add additional property to the Revitalization Area and extend the time frame for eligibility under the Plan.

For the reader’s convenience, several provisions of the Plan that are not being substantively amended are set forth in this Amendment. Except as modified by this Amendment No. 1, the provisions of the Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided therein. All subsections of the Plan not mentioned in this Amendment shall

continue to apply to the Plan and the Area. In case of any conflict or uncertainty, the terms of this Amendment No. 1 shall control and any parts of the Plan in conflict with this Amendment No. 1 are hereby repealed.

### URBAN REVITALIZATION AREA

With the adoption of this Amendment No. 1, the City is adding property to the Revitalization Area which may be referred to as the “Amendment No. 1 (2020) Area.” The property included in the Revitalization Area by the original Plan in 2013 may be referred to as the “Original 2013 Area.” A map showing both the Original 2013 Area and the Amendment No. 1 (2020) Area is attached as Exhibit A. The legal descriptions of the Original 2013 Area and the Amendment No. 1 (2020) Area are included in Exhibit B.

### DESIGNATION CRITERIA

With the adoption of the Plan in 2013, the City Council determined that the Original 2013 Area met the criteria for a blighted area as set forth in Iowa Code Section 404.1(2). The findings of blight conditions in the Original 2013 Area as set forth in the provisions of the original Plan are hereby ratified, confirmed, and approved.

In preparation for the adoption of this Amendment No. 1, City staff surveyed portions of Grinnell’s Central Business District to evaluate whether conditions meeting the criteria of Iowa Code Section 404.1(2) were present in the City’s Central Business District, which land was proposed to be added to the Revitalization Area as the Amendment No. 1 (2020) Area. The City’s Building and Planning Director’s survey of properties confirmed that a substantial number of properties in the Amendment No. 1 (2020) Area demonstrated conditions meeting the criteria of Iowa Code Section 404.1(2), including:

- Many of the historic buildings in the area are deteriorating and are in need of exterior repairs such as tuckpointing, window and door replacement, roofing work, and façade improvements.
- Several buildings in the area have been vacant, or have had a portion of the building (for example, the upper stories) vacant, for numerous years, contributing to deterioration of the building. Vacant buildings preclude establishing compatible and consistent land use relationships among adjacent lots. Further, vacant buildings can be dangerous to nearby buildings because vacant buildings may become pest-ridden or may develop unsafe conditions, such as faulty, fire-prone electrical wiring, without the property owner’s awareness of such conditions.
- Several lots in the area have had their structures demolished in recent years due to damage exceeding the value of the structure or for other reasons, resulting in vacant lots that are incompatible with the uses of neighboring properties. Some such lots are believed to be difficult to redevelop due to the lot layout in relation to current building code requirements. Vacant lots, like vacant buildings, make it difficult to develop compatible land use relationships, particularly in a commercial/retail district.

Based on the presence of various blighting conditions and the commercial and retail nature of the Central Business District overlapping the Amendment No. 1 (2020) Area, the City Council has determined that the Amendment No. 1 (2020) Area is suitable for addition to the Revitalization Area as an area suitable for blight remediation and economic development under Iowa Code Section 404.1(2) and Section 404.1(4).

### ELIGIBLE IMPROVEMENTS

Eligible property under this Plan, or “qualified real estate,” includes all property in the Area that is assessed as residential, multi-residential, or commercial to which eligible improvements are made during the time the property is included in Revitalization Area and the Revitalization Area is designated as an urban revitalization area.

Eligible improvements under this Plan include new construction, and rehabilitation of or additions to existing buildings within the Area. All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Grinnell. No abatement will be allowed unless a building permit (and an occupancy permit) has been issued by the City with respect to the project/improvements for which the abatement is requested.

Actual value added by improvements, as used in this Plan, means the actual value added by the eligible improvements as of the first year for which the exemption was applied according to tax assessment valuation determined by the Poweshiek County Assessor.

After initial construction is complete, in order to be eligible for the tax abatement under this Plan, the increase in actual value of a building added by improvements must be at least 10% and increase the assessed value of the building in an amount not less than \$10,000. If more than one building is located on the property, the ten percent (10%) increase and \$10,000 requirements apply only to the structure or structures upon which the improvements were made. If no structures were located on the property prior to the improvements, any improvements may qualify. Increases in taxes because of the increased assessed value for land are not eligible for abatement.

The City also has a tax increment financing program in one or more urban renewal areas, which is designed to provide incentives for development. Accordingly, a property located in an urban renewal area that, in the determination of the City Council, is receiving either direct or indirect benefits that were financed through a City-sponsored tax increment financing program, will not be eligible for tax abatement under this Plan, unless otherwise determined by the City Council.

### TIME FRAME

The original Plan adopted in 2013 limited eligibility for tax abatement under the Plan to improvements completed on or before December 31, 2023. With the adoption of this Amendment No. 1, the City is removing the time limit on eligibility for tax abatement under this Plan. Qualified real estate shall remain eligible for tax abatement under this Plan until the City Council terminates or repeals the Plan.

If, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, the City Council may amend all or certain provisions of this Plan, pursuant to Iowa Code Chapter 404, at any time. In the event the Plan, the ordinance, or parts thereof, are repealed, all existing exemptions shall continue until their expiration.

### EXEMPTIONS

No substantive changes are being made by this Amendment No. 1 to the available exemption schedules under the Plan. However, for the reader's convenience, the available exemption schedules are set forth below:

#### Multi-residential or certain commercial property

All qualified real estate assessed as multi-residential or commercial (as long as such property consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes) shall be eligible to receive a 100% exemption from taxation on the actual value added by the eligible improvements. The exemption is for a period of ten (10) years.

#### Residential property

All qualified real estate assessed as residential shall be eligible to receive a 100% exemption from taxation on the actual value added by the eligible improvements. The exemption is for a period of ten (10) years.

#### Commercial property

All qualified real estate assessed as commercial shall be eligible to receive a 100% exemption from taxation on the actual value added by the eligible improvements. The exemption is for a period of three (3) years.

#### Abandoned property

All qualified real estate determined to be abandoned property pursuant to Iowa Code Section 404.3B (meeting the definition of "abandoned" in Iowa Code Section 657A.1) shall be eligible to receive an exemption from taxation on a percentage of the actual value added by the improvement project per one of the two schedules below ("a") or ("b").

a. Declining percentage over 15 years ((404.3B(2)

Year 1 - 80%	Year 6 - 55%	Year 11 - 30%
Year 2 - 75%	Year 7 - 50%	Year 12 - 25%
Year 3 - 70%	Year 8 - 45%	Year 13 - 20%
Year 4 - 65%	Year 9 - 40%	Year 14 - 20%
Year 5 - 60%	Year 10 - 35%	Year 15 - 20%

OR

- b. 100% for 5 years (404.3B(3))

APPLICATION PROCEDURES AND APPROVAL OF APPLICATIONS

With the adoption of this Amendment, the Application Procedures and Approval of Applications sections of the Plan are being updated to reflect the extended duration of eligibility of the Plan, and make updates to the wording of the sections, as follows:

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years.

The application shall contain, but not be limited to the following information: the nature of the improvement(s); the cost of the improvement(s); estimated or actual completion date of the improvement(s); and the names of tenants that occupied the property on the date the city adopted the resolution adopting the Plan (which information is available from the City Clerk's office).

Property owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this Plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption under this Plan.

The City Council shall approve an application submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this Plan and any applicable City Code requirements for the improvements;
2. The project is located within the Area;
3. The eligible improvements were made during the time the Area was so designated; and
4. The project has obtained a building permit from the City for the improvements.

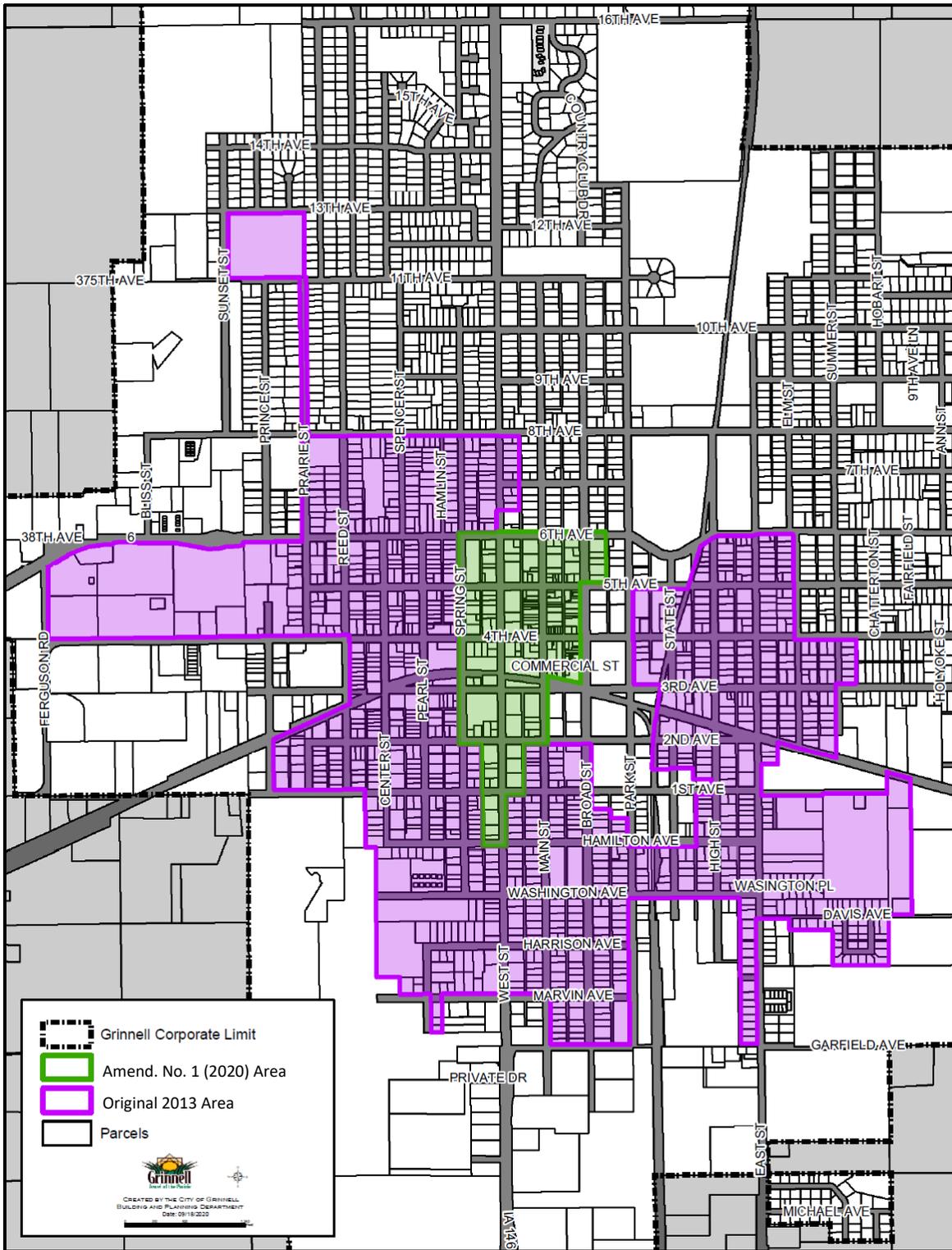
All approved applications shall be forwarded to the Poweshiek County Assessor by March 1 for review, pursuant to Iowa Code Section 404.5. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue

to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

EFFECTIVE DATE OF AMENDMENT

This Amendment shall become effective upon its adoption by the City Council.

**EXHIBIT A**  
**MAP OF GRINNELL 2013 CENTRAL URBAN REVITALIZATION AREA,**  
**AS AMENDED**



**EXHIBIT B**  
**LEGAL DESCRIPTION OF GRINNELL 2013 CENTRAL URBAN REVITALIZATION**  
**AREA, AS AMENDED**

**ORIGINAL 2013 AREA**

This area is bounded by the following description:

Beginning at a point located on the South right-of-way (ROW) line of 13th Avenue and the East ROW line of Sunset Street, thence 793.62' East along the South ROW line of 13th Avenue to a point 135.88' West of the West ROW line of Prairie Street, thence South 738' along the line 135.88' West of and parallel to the West ROW line of Prairie Street to a point on the South ROW line of 11th Avenue, thence East to a point of intersection of the South ROW line of 11th Avenue and the East ROW line of Prairie Street, thence South along the East ROW line of Prairie Street to a point of intersection of the South ROW line of 8th Avenue, thence East along the South ROW line of 8th Avenue to the West ROW line of the alley located between West Street and Main Street, thence South along the West ROW line of the alley located between West Street and Main Street to the Southeast corner of Lot 4, Block 1, North Grinnell, locally known as 1120 West Street, thence West along the South line of Lot 4, Block 1, North Grinnell, locally known as 1120 West Street, to the West ROW line of Highway 146 (West Street), thence South along the West ROW line of Highway 146 to the North ROW line of 6th Avenue, thence West along the North ROW line of 6th Avenue to the West ROW line of Spring Street, thence South along the West ROW line of Spring Street to the South ROW line of 2nd Avenue, thence East along the South ROW line of 2nd Avenue to the West ROW line of the alley located between Spring Street and West Street, thence South along the West ROW line of the alley located between Spring and West Street to the South ROW line of Hamilton Avenue, thence east along the South ROW line of Hamilton Avenue to the East ROW line of Highway 146 (West Street), thence North along the East ROW line of Highway 146 (West Street) to the South ROW line of 1st Avenue, thence East along the South ROW line of 1st Avenue to the point of intersection of the 1st Avenue South ROW and the East ROW line of the alley located between Highway 146 (West Street) and Main Street, thence North along the East ROW of the alley located between Highway 146 (West Street) and Main Street to the South ROW line of 2nd Avenue, thence East along the South ROW line of 2nd Avenue to the East ROW line of Broad Street, thence South along the East ROW line of Broad Street to a point 10' North of the Northwest corner of Lot 6, Block 34, South Grinnell, locally known as 522 Broad Street, thence East along the line 10' North of and parallel to the North line of Lot 6, Block 34, South Grinnell to the East ROW line of the alley located between Broad Street and Park Street, thence South along the East alley ROW line located between Broad Street and Park Street to a point 15' South of the Southwest corner of Lot 12, Block 34, South Grinnell, locally known as 528 Park Street, thence East along the line 15' South of and parallel to Lot 12, Block 34, South Grinnell to the West ROW line of Park Street, thence South along the West ROW line of Park Street to the South ROW line of Hamilton Avenue, thence East along the South ROW line of Hamilton Avenue to the East ROW line of the alley located between State Street and High Street, thence North along the East ROW line of the alley located between State Street and High Street to the South ROW line of 1st Avenue, thence East along the South ROW line of 1st Avenue to the West ROW line of High Street, thence North to the Southeast corner of Lot 11, Block 21, Grinnell, locally known as 609 High Street, thence West along the South property line of Lot 11, Block 21, Grinnell, locally

known as 609 High Street to the West ROW line of the alley located between State Street and High Street, thence North on the West ROW line of the alley located between State Street and High Street to a point located 35' South of the Northwest corner of Lot 3, Block 21, Grinnell, locally known as 616 State Street, thence West along the line 35' South of and parallel to the South line of Lot 3, Block 21, Grinnell, locally known as 616 State Street to the West ROW line of State Street, thence South to a point 25' North of the Southeast corner of Lot 10, Block 20, Grinnell, locally known as 617 State Street, thence West along the line 25' North of and parallel to Lot 10, Block 20, Grinnell, locally known as 617 State Street, to the centerline of the Union Pacific Railroad, thence North along the centerline of the Union Pacific Railroad to the North ROW line of 3rd Avenue, thence West along the North ROW line of 3rd Avenue to the East ROW line of Broad Street, thence North along the East ROW line of Broad Street to the South ROW line of 5th Avenue, thence East along the South ROW line of 5th Avenue ROW to a point that intersects the South ROW line of 5th Avenue ROW and the centerline of the Union Pacific Railroad, thence Northeasterly along the centerline of the Union Pacific Railroad to a point that intersects the centerline of the Union Pacific Railroad and the South ROW line of 6th Avenue, thence East along the South ROW line of 6th Avenue to the West ROW line of Elm Street, thence South along the West ROW line of Elm Street to the South ROW line of 4th Avenue, thence East along the South ROW line of 4th Avenue to the West ROW line of the alley located 150' East of the East ROW line of Summer Street, thence South along the West ROW line of the alley located 150' East of the East ROW line of Summer Street to the North ROW line of 3rd Avenue, thence West along the North 3rd Avenue ROW line to the West ROW line of Summer Street, thence South along the West ROW line of Summer Street to a point that intersects the centerline of the Iowa Interstate Railroad, thence Northwesterly along the centerline of the Iowa Interstate Railroad to a point that intersects with the centerline of the Iowa Interstate Railroad and a point 165' East of the East ROW line of East Street, thence South to a point 73' North of the Southeast corner of Lot 3, SW-NE, 16-80-16, locally known as 626 East Street, thence West along the line 73' North of the South line of Lot 3, SW-NE, 16-80-16, locally known as 626 East Street to the East ROW line of East Street, thence South along the East ROW line of East Street to the South ROW line of 1st Avenue, thence East along the South ROW line of 1st Avenue to the East end of the 1st Avenue ROW, thence North to a point that intersects with the Iowa Interstate Railroad centerline, thence Southeasterly along the centerline of the Iowa Interstate Railroad to a point 240' East of the East end of the 1st Avenue ROW, thence south along the line 240' East of the East end of 1st Avenue ROW to a point on the North ROW line of Davis Avenue located 240' East of the Southeast Corner of Lot 9 in Lot 3 in Lot 8, NW SE, 16-80-16, locally known as 1529 Davis Avenue, thence West 240' to the Southeast corner of Lot 9 in Lot 3 in Lot 8, NW SE, 16-80-16, thence South to the Southeast Corner of Lot 4 in Lot 1 in Lot 3, SW SE except W 65', 16-80-16, locally known as 1532 Davis Avenue, thence West Approximately 16' to the Northeast Corner of Lot 14, Becks 2nd Subdivision, locally known as 14 Melrose Lane, thence South 329.43' to the Southeast Corner of Lot 11, Beck's 2nd Subdivision, thence West to the Southwest corner of Lot 6, Beck's 2nd Subdivision, locally known as 6 Melrose Lane, thence North to the Southeast Corner of Lot 1 in 3, SW SE, 16-80-16, thence West 411.86' to a point on the West line of Lot B, SW SE, located 120' South of the South ROW of Davis Avenue, thence North 120' to the South ROW of Davis Avenue to a point at the Northeast corner of Lot A in Lot 2 in Lot 2, Kann's Subdivision, SW SE, 16-80-16, thence West along the South ROW line of Davis Avenue to the West ROW line of East Street, thence South along the West ROW line of East Street to the North ROW line of Garfield Avenue, thence West along the North ROW line of Garfield Avenue to the Southwest corner of Lot 9, Block 2, Andrew's

Subdivision, locally known as 103 East Street, thence North along the West property line of Lot 9, Block 2, Andrew's Subdivision, locally known as 103 East Street, and continuing North to the South ROW line of Washington Ave, thence West along the South ROW to the West ROW line of Park Street, thence South along the West ROW line of Park Street to the North ROW line of Garfield Avenue, thence West on the North ROW line of Main Street, thence North on the East ROW line of Main Street to the North ROW line of Marvin Avenue, thence West on the North ROW line of Marvin Avenue to a point 115' East of the East ROW line of Pearl Street, thence South on a line 115' East of, and parallel to the East ROW line of Pearl Street to the Southwest corner of Lot 1 of Lot B of Lot 1, SE-SE, 17-80-16, locally known as 98 Pearl Street, thence West to East ROW line of Pearl Street, thence North on the East ROW line of Pearl Street to the North ROW line of Marvin Avenue, thence West 320' on the North ROW line of Marvin Avenue to the Southwest corner of the West 140' of the East 240' of Lot 3 of Lot 1, locally known as 431 Marvin Avenue, thence North along the West property line of the West 140' of the East 240' of Lot 3 of Lot 1, locally known as 431 Marvin Avenue, to the Northwest corner of the West 140' of the East 240' of Lot 3 of Lot 1, locally known as 431 Marvin Avenue, thence West on the South line of Lot 1 in Lot1, SE-SE, 17-80-16, locally known as 229 Pearl Street, to the Southwest corner of Lot 1 in Lot1, SE-SE, 17-80-16, locally known as 229 Pearl Street, thence North on the West property line of Lot 1 in Lot1, SE-SE, 17-80-16, locally known as 229 Pearl Street, and continuing North to a point located on the South line of Lot 7, Innis Subdivision, locally known as 503 Center Street, 85' West of the West ROW line of Center Street, thence West 100' to the Southwest corner of Lot 7, Innis Subdivision, locally known as 503 Center Street, thence North to the Northwest corner of Lot 1, Innis Subdivision, locally known as 320 1st Avenue, thence North to the point of intersection of the North ROW line of 1st Avenue and the West ROW line of the alley located between Reed Street and Center Street, thence West on the North ROW line of 1st Avenue to the Southwest corner of Lot 10, Block 34, West Grinnell, thence North along the West line of Lot 10, Block 34, West Grinnell to a point of intersection with the centerline of the Iowa Interstate Railroad, thence Northeasterly along the centerline of the Iowa Interstate Railroad to a point of intersection with the East ROW line of Reed Street, thence North along the East ROW line of Reed Street to the North ROW line of 4th Avenue, thence West along the North ROW line of 4th Avenue to the East ROW line of Ferguson Rd, thence North along the East ROW line of Ferguson Rd to the South ROW line of 6th Avenue, thence East along the South ROW line of 6th Avenue to the West ROW line of Prairie Street, thence North along the West ROW line of Prairie Street to the North ROW line of 11th Avenue, thence West along the North ROW line of 11th Avenue to the East ROW line of Sunset Street, thence North along the East ROW line of Sunset Street to the point of beginning.

#### AMENDMENT NO. 1 (2020) AREA

Beginning at the Southeast corner of the lot described as East 1/2 South 25' Lot 34 & East 1/2 Lot 35 of the Subdivision of the Southeast Quarter of the Southeast Quarter Section addressed as 521 6<sup>th</sup> Avenue, thence East 1,524.76' following the North right-of-way of 6<sup>th</sup> Avenue to the Southeast corner of the lot described as East 80' Lot 1 & East 80' South 10' Lot 2 Block 7 of the North Grinnell Subdivision addressed as 913 6<sup>th</sup> Avenue, thence South 530' following the West Alley right-of-way between Broad St and Park Street to the Southeast corner of Lot 1 in Block 15 of the Original Grinnell Subdivision, thence West 265' following the North right-of-way of 5<sup>th</sup> Avenue to the Southeast corner of the lot described as the East 60' of Lot F in Block 6 of the Original Grinnell Subdivision, thence South 1,045' to the Southeast corner of the lot described as Lots X

& Y of N & Lot O & Lot P Excluding the North 65' All in Block 8 of the Original Grinnell Subdivision and addressed as 807 Broad St, thence Northwest 355' to the Southwest corner of Lot R in Block 8 of the Original Grinnell Subdivision, thence South 705' following the East right-of-way of Main St to the Northwest corner of the W 97' of Lot 6 in Block 10 of the Original Grinnell Subdivision, thence West 245' following the South right-of-way of 2<sup>nd</sup> Avenue to the Northwest corner of Lot 7 in Block 1 of the Original Grinnell Subdivision, thence South 530' following the East Alley right-of-way between West St and Main St to the Northwest corner of the West 72' of Lot 7 in Block 36 in the South Grinnell Subdivision, thence West 191' following the South right-of-way of 1<sup>st</sup> Avenue to the Northwest corner of the West ½ of Lot 6 in Block 36 of the South Grinnell Subdivision, thence South 528' following the East right-of-way of West St to the Northwest corner of the North half of lots 5 & 6 in Block 37 of the South Grinnell Subdivision, thence West 250.42' following the South right-of-way of Hamilton Ave to the Northeast corner of Lot 19 in Block 5 of the Arbor Lake Subdivision, thence North 1,058' following the West Alley right-of-way between Spring St and West St to the Northeast corner of Lots 17 & 18 in Block 29 of the West Grinnell Subdivision, thence West 230' following the South right-of-way of 2<sup>nd</sup> Avenue to the Northeast corner of Lots 1 & 2 in Block 30 of the West Grinnell Subdivision, thence North 2,197' following the West right-of-way of Spring St and ending at the Point of Beginning.

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