



**GRINNELL PLANNING COMMITTEE MEETING  
MONDAY, JUNE 21, 2021, AT 6:15 P.M.  
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL  
AND VIA ZOOM**

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## ***TENTATIVE AGENDA***

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

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## **PERFECTING AND APPROVAL OF AGENDA**

### **COMMITTEE BUSINESS:**

1. Consider resolution setting the time and place to conduct a public hearing to consider the plans, specifications, form of contract, and estimated construction cost related to the CDBG Downtown Revitalization Project 20-DTR-003 (See Resolution No. 2021-121).
2. Consider amending Grinnell Urban Revitalization Plan Amendment No. 3 (2014) regarding property tax exemptions.

### **INQUIRIES:**

### **ADJOURNMENT:**

RESOLUTION NO. 2021-121

**RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED CONSTRUCTION COST RELATED TO THE CDBG DOWNTOWN REVITALIZATION PROJECT 20-DTR-003**

Whereas, the City of GRINNELL received and accepted a grant from the Iowa Economic Development Authority to complete a downtown revitalization project, and

Whereas, the City of GRINNELL entered into a contract with RDG Planning and Design for architectural services to design, prepare plans, specifications, bid documents and construction oversight for the CDBG Downtown Revitalization Project, and

Whereas, RDG Planning and Design has completed designs, specifications, and cost estimates, and

Whereas, Iowa's State Historic Preservation Office (SHPO) has completed a review of the design, plans, and specifications and has concurred with the no adverse effect determination, and

Whereas, a public hearing to consider the plans, specifications, form of contract, and estimated construction cost is set for Tuesday, July 6 at 7:00 PM.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY OF GRINNELL, IOWA,** that a Public Hearing is hereby established to consider the plans, specifications, form of contract, and estimated construction cost for the Downtown Revitalization project, also known as 20-DTR-003. Said hearing is to be conducted at 7:00 PM on July 6, 2021 in the City Hall Council Chambers at 520 4<sup>th</sup> Avenue, Grinnell IA 50112.

Approved this 21<sup>st</sup> day of June, 2021.

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Dan Agnew, Mayor of Grinnell

Attest:

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Ann Wingerter, City Clerk of Grinnell

## NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

Sealed bids for the Grinnell Façade Rehabilitation project must be received and filed before **9:00 AM** local time on **July 15, 2021**, in the office of the City Administrator at City Hall, 520 4th Avenue, Grinnell, Iowa. Bidders wishing to drop their bids off in person at City Hall should contact the City at 614-236-2606 to arrange for a time to transfer the bid. City Hall is closed to the public, but business operations are being conducted during the workweek. Staff will be available to assist bidders. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened. The bidder shall hold the City of Grinnell harmless for failing to meet the deadline due to delayed delivery service.

The City intends to open, read aloud, and tabulate the sealed bids at **9:00 AM** on **July 15, 2021**, in the City Council Chambers at Grinnell City Hall, for further consideration by the City Council at its meeting, scheduled at 7:00 PM on **July 19, 2021**. Consideration of the Award of contract would subsequently occur by action of the City Council at the same meeting, or at a later date and time announced at said meeting. *\*Due to the COVID-19 situation, bidders will be permitted to listen to the bid opening by phone and/or video. Remote access details will be sent to the bidders that provide an email address on the outside of the envelope. To request access, reach out to the point of contact.*

Notice is hereby given that a public hearing will be held by the City of Grinnell on the proposed contract documents (including the plans, specifications, and form of contract) and estimated construction cost for the Grinnell Façade Rehabilitation project at its regular meeting at **7:00 PM** on **July 6, 2021**, in the Council Chambers at City Hall. At the hearing, the City will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed Form of Contract, and the Estimate of the Construction Cost for the project. *\*Please check with the City of Grinnell for call in details due to COVID-19 protocols and social distancing procedures.*

Work on the improvement shall commence within ten days of the issuance of a written Notice to Proceed. The Notice to Proceed will be issued upon approval of the contract by the Council and be completed as stated below.

The Work of the Project is defined by the Contract Documents and includes, but is not limited to, the following:

Facade Rehabilitation: Historic rehabilitation of existing brick and wood framed buildings. Rehabilitation will consist of exterior restoration and improvements, including but not limited to selective demolition; cleaning, repair, and repointing of stone and brick masonry; repair and replacement of doors, wood windows and storefronts; aluminum windows and storefronts; replacement of awnings and canopies; joint sealants; painting; lighting fixtures; and related construction.

The Work includes historic buildings being reviewed under Section 106 NHPA and HUD regulations for NEPA (24 CFR Part 58.5[b]). The Work will follow historic guidelines established by the Secretary of the Interior and Standards for the Treatment of Historic Properties.

Bids will be received for a single prime contract.

Bidding Documents may be examined at the offices of RDG Planning & Design and at plan rooms across the state.

Bidders may obtain Bidding Documents at the office of the printer: Beeline and Blue, 2507 Ingersoll Avenue, Des Moines, Iowa, 50312, or by calling (515) 244-1611, from 8:00 AM until 5:00 PM, Monday through Friday, or through their on-line plan room at [www.beelineandblue.com](http://www.beelineandblue.com). Bidding Documents will be available **June 22, 2021**.

A Pre-Bid Conference will be held at **2:00 PM** on **June 30, 2021** VIRTUALLY by video and phone. Participation by General Contractors, Sub-Contractors and Suppliers is strongly encouraged, but is not mandatory. Please reach out to the point of contact below for the information if you wish to join.

Refer to other bidding requirements described in the Project Manual, Division 01 Section "Instructions to Bidders."

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate

surety bond, in a form acceptable to the City, for the faithful performance of the contract, in an amount equal to 100% of the amount of the contract. The bidder's security shall be in the amount fixed in the Instruction to Bidders, in the amount of five percent (5%) of the total bid and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the City. The bid shall contain no condition except as provided in the specifications.

Performance and Payment Bond Requirement: 100% of contract amount.

No bid may be withdrawn for a period of 30 calendar days after the date of opening.

Award of contract is tentatively scheduled for **July 19, 2021**.

This project is funded, in part, by a Community Development Block Grant (CDBG). The requirements and provisions of the CDBG shall apply to this project, which include federal rules and regulations pertaining to labor relations such as the payment of "Davis-Bacon" prevailing wages.

Minority Owned and Female Owned Business participation is encouraged. Bidders shall make a good faith documented effort to encourage participation of minority owned and female owned businesses.

This project is sales tax exempt. The Owner will issue an exemption certificate for the purchase or use of building materials, supplies, and equipment that will be used in the performance of the construction contract.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the state of Iowa.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The project shall be substantially complete by **November 30, 2022**.

The City of Grinnell reserves the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

**Point of Contact:**

Russ Behrens, City Manager, Phone: 641-236-2606, email: RBehrens@grinnelliowa.gov

**Owner:**

City of Grinnell  
520 4th Avenue  
Grinnell, Iowa 50112  
Phone: 641-236-2606  
www.grinnelliowa.gov

**Architect of Record:**

RDG Planning & Design  
301 Grand Avenue  
Des Moines, Iowa 50309  
Phone: 515-288-3141  
www.rdgusa.com

Published by the order of the City of Grinnell, Iowa, on this **16th day of June 2021**.

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:

*Multi-residential will go away soon, and Multi-Res. will then become Residential.*  
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.) *→ Building would currently fall under this class.*

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 1<sup>st</sup> following the year that the improvements are first assessed for taxation.\*

Address of Property: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Title Holder or Contract Buyer: \_\_\_\_\_

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): \_\_\_\_\_

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: \_\_\_\_\_

Nature of Improvements: \_\_\_ New Construction \_\_\_ Addition \_\_\_ General Improvements

Specify: \_\_\_\_\_

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

Date Permit(s) Issued: \_\_\_\_\_

Permit(s) Valuation: \_\_\_\_\_ [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: \_\_\_\_\_

Estimated or Actual Cost of Improvements: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

**FOR CITY USE**

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

\* 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.**

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**AMENDMENT NO. 2 TO GRINNELL URBAN  
REVITALIZATION PLAN**

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**CITY OF GRINNELL, IOWA**

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**SEPTEMBER 2013**

## Amendment No. 2 to Grinnell Urban Revitalization Plan

This Urban Revitalization Plan for the entire City of Grinnell, called the “Grinnell Urban Revitalization Plan, was adopted August 7, 2000, (the "Original Plan") and amended by Amendment No. 1 in 2010. This Grinnell Urban Revitalization Plan is being amended a second time in order to delete an area from the “Grinnell Urban Revitalization Plan” and add that same area to create a new separate Urban Revitalization Area called the 2013 Grinnell Central Urban Revitalization Area. Land that was recently annexed to the City will also be added by this Amendment No. 2 and the schedule for residential improvements will be changed.

The Grinnell Urban Revitalization Plan (“Plan” or “Urban Revitalization Plan”) and the new 2013 Grinnell Central Urban Revitalization Area have been adopted based on different designations:

- a) The purpose of the Grinnell Urban Revitalization Plan has been to promote revitalization based on 404.1(4), which is for “an area which is appropriate for economic development” and also based on Iowa Code Section 404.1(5), which is “an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.”
- b) The 2013 Grinnell Central Urban Revitalization Plan is based on 404.1(4), which is for “an area which is appropriate for economic development” and also based on Iowa Code Section 404.1(2), which is for an area which has the presence of a substantial number of deteriorated or deteriorating structures, broadly defined as appropriate for blight remediation.

Due to the different designations for the two separate urban revitalization areas, the schedules for abatement are different, particularly for abatement of residential properties.

### DESCRIPTION OF THE AREAS

The boundaries of the Grinnell Urban Revitalization Area (“Area” or “Revitalization Area”), as amended by this Amendment No. 2, are illustrated on Exhibit A and include the entire area within the corporate limits of the City as of the effective date of this Amendment No. 2, EXCEPT FOR the area being deleted to form the new 2013 Grinnell Central Urban Revitalization Area. See Exhibits A and B.

### ELIGIBLE IMPROVEMENTS

Eligible property under this Plan includes all applicable property assessed as residential or commercial that meet the requirements of this Plan. Eligible



improvements, as used in this Plan, include new construction and rehabilitation or additions to existing facilities within the Area.

Actual value added by improvements, as used in this Plan, means the actual value added as of the first year for which the exemption was received 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, the increase in actual value of a building due to 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.

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 has been issued by the City with respect to the project for which the abatement is requested. Actual value added by the new construction means the actual value added as of the first year for which the exemption was received according to tax assessment valuation per the Poweshiek County Assessor.

The City also has a tax increment financing program which is designed to provide incentives for development. Accordingly, a property 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, may not be eligible for tax abatement under the revitalization program, unless otherwise determined by the City Council.

#### TIME FRAME

The Area shall be eligible for tax abatement under the Plan to qualified real estate for improvements that are completed on or before December 31, 2023, so that the Assessor can make a full assessment as of January 1, 2024.

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 Section 404.7 of the Code of Iowa, at any time before the time period set out. In the event the ordinance, or parts of the ordinance, are repealed, all existing exemptions shall continue until their expiration. In addition, the City may decide to extend this Plan's designation in accordance with Chapter 404.

This Plan shall apply to the Urban Revitalization Area improvements as of the effective date of the Plan.

## EXEMPTIONS

### Residential property (New construction or improvements)

All qualified real estate assessed as residential property shall be eligible to receive a 100% exemption on the first seventy-five thousand dollars (\$75,000.00) of actual value added by the improvement project. Improvements made to existing property must increase the assessed valuation by a minimum of 10% and be in an amount not less than \$10,000. The exemption is for a period of five (5) years.

### Commercial property (New construction or improvements)

All qualified real estate assessed as commercial property shall be eligible to receive a 100% exemption from taxation on the actual value added by the improvement project. Improvements made to existing property must increase the assessed valuation by a minimum of 10% and be in an amount not less than \$10,000. The exemption is for a period of three (3) years. This category does NOT include real estate assessed as multiresidential property or commercial property (such property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes).

### Abandoned residential property (New construction or improvements)

All qualified real estate assessed as 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 the actual value added by the improvement project per one of the two schedules below (“a”) or (“b”). Improvements made to existing property must increase the assessed valuation by a minimum of 10% and be in an amount not less than \$10,000.

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

(declining % over 15 years (404.3B(2)))

OR

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

## APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner should apply to the City for an exemption by February 1<sup>st</sup> of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: the nature of the improvement, its cost, and the estimated or actual date of completion of the new construction. All applications must be on the form of application provided by the City.

## APPROVAL OF APPLICATIONS

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.

For prior approval and non-prior approval applications, 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;
2. The project is located within the Area;
3. The improvements were made during the time the Area was so designated (completed so that the first full assessment is no later than January 1, 2024);
4. The project has obtained a building permit from the City; and
5. Any other legal requirement.

All approved applications shall be forwarded by the City to the Poweshiek County Assessor by March 1 for review, and a final determination of eligibility by the Assessor, pursuant to Section 404.5 of the Code of Iowa. 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 new construction 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.

The effective date of this Amendment No. 2 is the date that the Grinnell City Council approves the ordinance designating the urban revitalization area for this Amendment No. 2.

Except as modified by this Amendment No. 2, the provisions of the Original Plan and Amendment No. 1 are hereby ratified, confirmed and approved and shall remain in full force and effect as provided therein.

## EXHIBIT A

### Description of the Grinnell Urban Revitalization Area:

The entire corporate city limits as of August 1, 2013, EXCEPT FOR THE FOLLOWING:

Beginning at a point located on the South right-of-way (ROW) line of 13<sup>th</sup> Avenue and the East ROW line of Sunset Street, thence 793.62' East along the South ROW line of 13<sup>th</sup> 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 11<sup>th</sup> Avenue, thence East to a point of intersection of the South ROW line of 11<sup>th</sup> 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 8<sup>th</sup> Avenue, thence East along the South ROW line of 8<sup>th</sup> 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 6<sup>th</sup> Avenue, thence West along the North ROW line of 6<sup>th</sup> 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 2<sup>nd</sup> Avenue, thence East along the South ROW line of 2<sup>nd</sup> 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 1<sup>st</sup> Avenue, thence East along the South ROW line of 1<sup>st</sup> Avenue to the point of intersection of the 1<sup>st</sup> 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 2<sup>nd</sup> Avenue, thence East along the South ROW line of 2<sup>nd</sup> 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 1<sup>st</sup> Avenue, thence

East along the South ROW line of 1<sup>st</sup> 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 3<sup>rd</sup> Avenue, thence West along the North ROW line of 3<sup>rd</sup> 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 5<sup>th</sup> Avenue, thence East along the South ROW line of 5<sup>th</sup> Avenue ROW to a point that intersects the South ROW line of 5<sup>th</sup> 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 6<sup>th</sup> Avenue, thence East along the South ROW line of 6<sup>th</sup> 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 4<sup>th</sup> Avenue, thence East along the South ROW line of 4<sup>th</sup> 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 3<sup>rd</sup> Avenue, thence West along the North 3<sup>rd</sup> 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 1<sup>st</sup> Avenue, thence East along the South ROW line of 1<sup>st</sup> Avenue to the East end of the 1<sup>st</sup> 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 1<sup>st</sup> Avenue ROW, thence south along the line 240' East of the East end of 1<sup>st</sup> 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 Lot 1, SE-SE, 17-80-16, locally known as 229 Pearl Street, to the Southwest corner of Lot 1 in Lot 1, SE-SE, 17-80-16, locally known as 229 Pearl Street, thence North on the West property line of Lot 1 in Lot 1, 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 1<sup>st</sup> Avenue, thence North to the point of intersection of the North ROW line of 1<sup>st</sup> Avenue and the West ROW line of the alley located between Reed Street and Center Street, thence West on the North ROW line of 1<sup>st</sup> 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 4<sup>th</sup> Avenue, thence West along the North ROW line of 4<sup>th</sup> 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 6<sup>th</sup> Avenue, thence East along the South ROW line of 6<sup>th</sup> 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 11<sup>th</sup> Avenue, thence West along the North ROW line of 11<sup>th</sup> Avenue to the East ROW line of Sunset Street, thence North along the East ROW line of Sunset Street to the point of beginning.

As an information item: The following area that was annexed in 2012 and 2013 is included within the current corporate limits and within the Grinnell Urban Revitalization Area as of the date of the approval of such annexation.

Legal for Eugene R. Lang Farm Corporation:

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 5<sup>th</sup> 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 5<sup>th</sup> P.M., except that portion conveyed to the State of Iowa for road purposes.

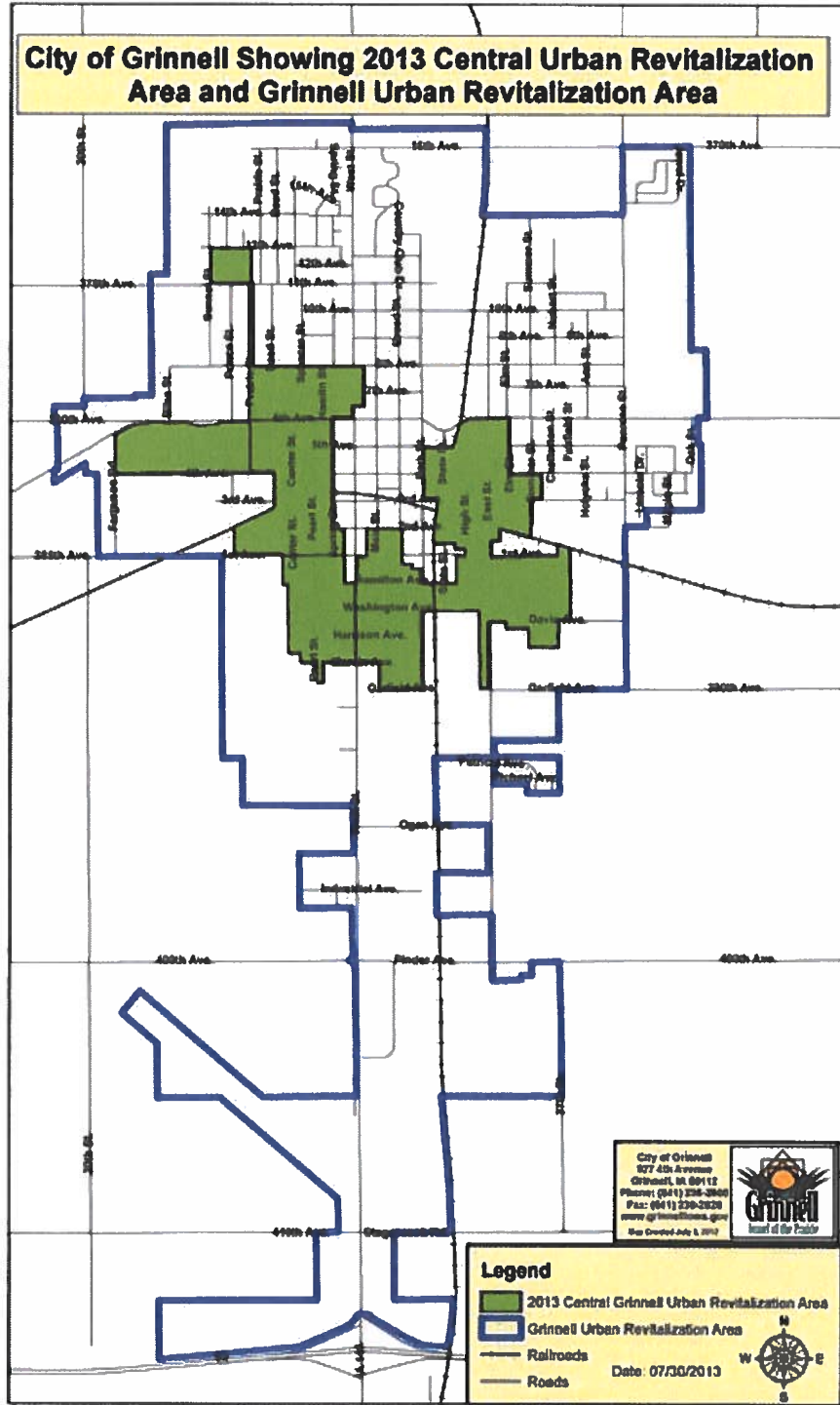
Legal for Lang Creek, LLC f/k/a Waterford Group, LLC:

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 5<sup>TH</sup> 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.



EXHIBIT B (This map shows the area being deleted by Amendment No. 2 to the Grinnell Urban Revitalization Plan. Such area is shown in green. Such area is being concurrently included in the 2013 Central Urban Revitalization Plan)



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