

**NORWOODVILLE  
URBAN RENEWAL PLAN**

**for the**

**NORWOODVILLE  
URBAN RENEWAL AREA**

**POLK COUNTY, IOWA**

\_\_\_\_\_ **2018**

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**Norwoodville Urban Renewal Plan for the  
Norwoodville Urban Renewal Area  
Polk County, Iowa**

**A. INTRODUCTION**

This Norwoodville Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Norwoodville Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development (commercial and/or industrial) and alleviate blighting conditions and influences in Polk County, Iowa (“County”). The primary goals of this Plan are to: (i) stimulate, through public involvement and commitment, private investment in new economic development (commercial and/or industrial); and (ii) remediate blighting influences.

In order to achieve these objectives, the County intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The entire Urban Renewal Area is described in Exhibit A and illustrated in Exhibit A-1. The City reserves the right to modify the boundary of the Urban Renewal Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the County designates the Urban Renewal Area as a mixed area for the remediation of blight and promotion of economic development (commercial and/or industrial). More specifically: (i) that portion of the Urban Renewal Area described in Exhibit B and illustrated in Exhibit B-1 is designated as an area that is appropriate for the remediation of blight (the “blight subarea”); and (ii) that portion of the Urban Renewal Area described in Exhibit C and illustrated in Exhibit C-1 is designated as an area that is appropriate for economic development (commercial and/or industrial) (the “economic development subarea”).

County staff conducted an assessment to evaluate the presence of blighting conditions in the blight subarea and the assessment confirmed that blighting conditions exist within the blight subarea. In general, this finding is the result of the presence of a combination of blighting influences including a substantial number of deteriorated or deteriorating structures, unsanitary and unsafe conditions, incompatible land use relationships, insanitary or unsafe conditions, deterioration of site or other improvements, and the existence of conditions which endanger life or property. In combination, these factors substantially impair the sound growth of the blight subarea, constitute an economic and social liability, and are a menace to the public welfare.

With respect to the blight subarea, the County hereby finds the area appropriate for blight remediation. With respect to the economic development subarea, the County hereby finds this area appropriate for economic development (commercial and/or industrial). Together these findings support the designation of this Urban Renewal Area as a mixed area for the promotion of economic development (commercial and/or industrial) as well as for blight remediation.

#### **D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted, and debt is certified prior to December 1, 2018, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2017 will be considered the frozen “base valuation.” If debt is not certified until a later date or if a TIF Ordinance is not adopted until later, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt on the Urban Renewal Area.

#### **E. DEVELOPMENT PLAN/ZONING**

The County has a general plan for the physical development of the County as a whole outlined in the Comprehensive Plan known as Polk 2030 adopted May 9, 2006. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the County’s Comprehensive Plan.

The Urban Renewal Area is zoned HI-Heavy Industrial, LI-Light Industrial, NB-Neighborhood Business, MU-Mixed Use, MDR-Medium Density Residential, LDR-Low Density Residential, and OS-Open Space. This Urban Renewal Plan does not in any way replace or modify the County’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 County.

#### **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and/or industrial) and to alleviate blighting conditions. More specific objectives for the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

2. To plan for and provide sufficient land for commercial, residential, and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer, and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire County.
4. To eliminate blighting influences and promote revitalization.
5. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
6. To promote new highway commercial and industrial development in the vicinity of Interstate 35 and Interstate 80.
7. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
8. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
9. To improve the conditions and opportunities for economic development (commercial and/or industrial) and blight remediation.
10. To help develop a sound economic base that will serve as the foundation for future growth and development.
11. To improve recreational, tourism, cultural, and educational opportunities.
12. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
13. To enhance the community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

#### **G. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Urban Renewal Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities, or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit the alleviation of blighting influences in the Urban Renewal Area.
4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development and blight remediation purposes on such terms as may be determined by the Board of Supervisors.
5. To borrow money and to provide security therefor.
6. To acquire or dispose of property.
7. To provide for the construction of specific site improvements including but not limited to grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
8. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
9. To undertake the demolition and clearance of existing development.
10. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
11. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the County.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County 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.

## **H. ELIGIBLE URBAN RENEWAL PROJECTS**

**1. Public Improvements Related to Sewer System.** Polk County desires to extend sanitary sewer in the Norwoodville Urban Renewal Area to replace aging, deteriorating, and sometimes failing onsite septic systems that can pollute the water ways leading to Fourmile Creek and potentially create insanitary and unsafe conditions within the Urban Renewal Area. This project provides a public health benefit for the Urban Renewal Area and the community. The area also has a high water table and by reducing the number of deteriorating septic systems, less water is expected to be put back into the ground, greatly

reducing the drainage challenges within the Urban Renewal Area. It is also anticipated that resolving these issues will lead to economic development (commercial and/or industrial). The sewer system project includes multiple smaller projects that will likely be undertaken over a number of years as follows:

Urban Renewal Project Description (all linear measurements are approximations)	Estimated Time Period	Estimated Cost to be reimbursed by TIF
2100 ft of sanitary sewer along NE Aurora Ave between Fourmile Creek and NE 34 St and also extends up along the entirety of NE 34th Ct	2023	\$800,000
1150 ft of sanitary sewer along NE 34th St between NE Aurora Ave and NE 44th Ave	2024	\$722,000
1700 ft of sanitary sewer along NE Aurora Ave between NE 34th St and the 3100 block NE Aurora Ave	2024	\$1,550,000
1300 ft of sanitary sewer along the entirety of NE 32nd Ct between NE Aurora Ave and NE 44th Ave	2025	\$1,100,000
1000 ft of sanitary sewer along NE 32nd St between NE Aurora Ave and 4355 NE 32nd St	2026	\$585,000
1450 ft of sanitary sewer along NE 44th Ave between NE 32nd Ct and the 3100 block NE 44th Ave and also extends down along NE 32nd St between NE 44th St and the 4300 block NE 32nd St	2026	\$862,000
3400 ft of sanitary sewer starting at the 3100 block of NE 44th Ave and extends to and along the 4300 block of NE 29th St	2030	\$3,200,000
1900 ft of sanitary sewer along NE 29th St between NE 44th Ave and NE 46th Ave and also extends along the entirety of NE 44th Pl	2031	\$1,272,000
1450 ft of sanitary sewer along NE 29th St between NE Norwood Ln and NE Aurora Ave and then along NE Aurora Ave between NE 29th St and NE 28th St	2032	\$696,000
1400 ft of sanitary sewer along NE Aurora Ave between NE 28th St and NE 26th St	2033	\$1,038,000
1000 ft of sanitary sewer along NE Norwood Ln between NE 44th Ave and NE 29th St	2034	\$990,000
1000 ft of sanitary sewer along NE 29th St between NE Norwood Ln and 4230 NE 28th St/E Aurora Ave	2035	\$1,085,000
1550 ft of sanitary sewer along the NE 44th Ave between the 2500 block of NE 44th Ave and NE Norwood Ln	2036	\$1,093,000
1200 ft of sanitary sewer along NE 27th St between NE 44th Ave and 4215 NE 27th St/East Aurora Ave	2037	\$1,176,000

1250 ft of sanitary sewer along NE 26th St between NE 44th Ave and 4209 NE 26th St/E Aurora Ave	2038	\$1,600,000
1525 ft of sanitary sewer along NE Norwood Ln from NE 44th Ave to the end of the street and then North from the end until it meets NE 46th Ave	2030	\$1,500,000
1300 ft of sanitary sewer along NE 46th Ave between NE 29th St and NE 27th Ct	2030	\$698,000
1300 ft of sanitary sewer along the entirety of NE 28th Ct	2030	\$1,366,000
800 ft of sanitary sewer along NE 29th St between NE 46th Ave and the 4700 block of NE 29th St	2030	\$605,000
1700 ft of sanitary sewer along the entirety of NE 27th Ct and across Lot A of Delana Heights	2030	\$1,156,000
1050 ft of sanitary sewer along NE 46th Ave between NE 27th Ct and the 2500 block of NE 46th Ave	2030	\$615,000
1350 ft of sanitary sewer along NE 46th Ave between I-235 and the 2600 block of NE 46th Ave	2030	\$623,000
975 ft of sanitary sewer along NE 27th St between NE 46th Ave and the 2600 block of NE 27th St	2030	\$1,112,000
1050 ft of sanitary sewer along NE 26th St between NE 46th Ave and the 2500 block of NE 26th St	2030	\$1,805,000
2000 ft of sanitary sewer along NE 34th St between NE 45th Ave and NE 44th Ave and then extends diagonally from the NW corner of 4475 NE 34th Ct to the NW corner of 4389 NE 35th St and then east to meet the Four Mile Creek Sewer	2027	\$857,000
1325 ft of sanitary sewer along NE 44th Ave between the 440 block and NE 35th St and then south along NE 35th Street between NE 44th Ave and NE 42nd Pl and then extending NE from the corner of NE 44th Ave and NE 35th St to meet the C-1 sanitary sewer line	2028	\$1,233,000
1700 ft of sanitary sewer along NE 46th Ave between NE 34th St and meeting the Four Mile Creek Sewer and also extending south along NE 34th Ct between NE 45th Ave and NE 46th Ave	2019	\$698,000
1625 ft of sanitary sewer along NE 46th Ave between the 3000 block of NE 46th Ave and NE 34th St and then extending south along NE 34th St to NE 45th Ave	2020	\$682,000
1475 ft of sanitary sewer along NE 46th Ave 2920 NE 46th Ave and 3191 NE 46th Ave	2021	\$639,000
1175 ft of sanitary sewer along NE 33rd Ct between NE 48th Ave and NE 46th Ave	2021	\$647,000
680 ft of sanitary sewer along NE 32nd St between NE 48th Ave and 3190 NE 32nd Ct	2022	\$864,000
550 ft of sanitary sewer along NE 31st St between NE 49th Ave and the 3000 block of NE 31st St	2022	\$391,000



1650 ft of sanitary sewer along NE 30th St between NE 49th Ave and NE 46th Ave	2023	\$1,509,000
520 ft of sanitary sewer along NE 29th St between NE 49th Ave and the 46000 block of NE 29th St	2023	\$359,000
Residential sanitary sewer fee grant program – to assist homeowners with connection fees, septic abandonment, and sewer service lines to connect to the sanitary sewer system	2018-2038	\$8,000,000
<b>Total</b>		<b>Not to exceed \$43,128,000</b>

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. Other Public Improvements.**

Urban Renewal Project Description	Estimated Time Period	Estimated Cost to be reimbursed by TIF
NE 29th Street and NE 46th Ave Intersection improvements. It is expected that the proposed improvements will include the addition of right turn lanes and/or center turn lanes for all four street segments. With the addition of turn lanes the signals will likely need to be upgraded to accommodate the additional traffic lanes. This intersection improvement project is expected to improve public safety and traffic flow in the center of this Urban Renewal Area.	2023	\$500,000
<b>Total</b>		<b>Not to exceed \$500,000</b>

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.

## **3. Development Agreements.**

- A. Graham Warehouse 4 L.P. (or a related entity). The proposed project involves the construction of an approximately 312,500 square foot building and an approximately 675,000 square foot building both to be used for warehouse, distribution, and/or manufacturing. It is anticipated that the project will create and/or retain jobs. Construction on the project is expected to occur between 2017 and 2019. It is estimated that the capital investment to construct both buildings will be approximately \$40,000,000. The County expects to provide incentives in the form of a one-time grant not to exceed \$352,000 and construction of public improvements along NE 29<sup>th</sup> Street in an amount not to exceed \$500,000 for a total incentive amount not to exceed \$852,000. All incentives will be subject to the terms and conditions of a detailed development agreement between the County and the developer.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	<b>Not to exceed \$50,000</b>

**I. FINANCIAL DATA**

1.	Current constitutional debt limit:	\$1,807,161,528
2.	Current outstanding general obligation debt:	\$263,929,644
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$44,530,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**J. AGREEMENT TO INCLUDE AGRICULTURAL LAND**

Because some of the land included in the Urban Renewal Area contains land that is defined as "Agricultural Land" by Iowa Code Section 403.17(3), the County and agricultural land owner have entered into an agreement in which the agricultural land owner agrees to allow the County to include real property defined as "Agricultural Land" in the Urban Renewal Area. The form of the agreement is attached as Exhibit D. The original signed agreement is on file with the County.

**K. JOINT AGREEMENT**

Because the Urban Renewal Area is within two miles of the city limits of the cities of Ankeny, Altoona, Des Moines, and Pleasant Hill, the County will enter into joint agreements with Ankeny, Altoona, Des Moines, and Pleasant Hill pursuant to Iowa Code Section 403.17 which authorizes the County to carry out urban renewal project activities within the city limits and/or within a city's two-mile "area of operation." The form of the agreement is attached hereto as Exhibit E. The original signed agreements are on file with the County.

## **L. URBAN RENEWAL FINANCING**

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

### **A. Tax Increment Financing**

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives associated with redevelopment projects, or other urban renewal 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 County 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 County.

### **B. General Obligation Bonds**

Under Chapter 331 and Chapter 403 of the Iowa Code, the County 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 or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County 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 other urban renewal projects. In addition, the County 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. Alternatively, the County may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County 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.

## **M. PROPERTY ACQUISITION/DISPOSITION**

If property acquisition/disposition by the County becomes necessary to accomplish the objectives of this Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

## **N. RELOCATION**

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

## **O. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the County in implementing this Urban Renewal Plan and its supporting documents.

## **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The Board of Supervisors may amend this Plan in accordance with applicable state law.

## **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in this Urban Renewal Plan, during the term of this Plan, the Board of Supervisors may designate all or any portion of the property covered by this Plan as a “tax increment area.” The Urban Renewal Area is designated as a mixed area for the promotion of both economic development, as well as blight remediation and therefore, the Urban Renewal Area has no sunset. The division of revenue shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the County for activities carried out in the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

## **R. SEVERABILITY CLAUSE**

If any part of this Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of any other provisions in this Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF NORWOODVILLE URBAN RENEWAL AREA**

The Norwoodville Urban Renewal Area consists of the land area described as follows:

Beginning at the Northwest corner of Lot 11, Vista Heights, an Official Plat now in and forming part of the Unincorporated Polk County, Iowa;

Thence South along the West line of Lots 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1 in said Vista Heights to the southwest corner of Lot 1;

Thence continuing south along the West line of Lots 33, 32, 31, 30, 29, 28 of Goetsch Heights, an Official Plat, to the southwest corner of Lot 28;

Thence continuing south 33 feet to the Centerline of E Aurora Avenue right-of-way as it is presently established;

Thence east along the south line of Lot C in said Goetsch Heights a distance of 347.5 feet;

Thence continuing east, along the south line of Lot E, Douglas Acres Plat 8, an Official Plat, along the Centerline of E Aurora Avenue right-of-way a distance of 1,556.3 feet;

Thence north 33 feet from the Centerline of E Aurora Avenue right-of-way as it is presently established to the southeast corner of Lot 40 of said Douglas Acres Plat 8;

Thence continuing north along the East line of Lots 40, 41, 42 in said Douglas Acres Plat 8 to the northeast corner of Lot 42;

Thence east along the South line of Lot 51 in said Douglas Acres Plat 8 to the southeast corner of Lot 51;

Thence continuing east 33 feet to the Centerline of NE 29<sup>th</sup> Street right-of-way as it is presently established;

Thence north along the Centerline of NE 29<sup>th</sup> Street right-of-way a distance of approximately 556 feet to a point 40 feet west of the southwest corner of Lot 83 Longacre, an Official Plat;

Thence east 40 feet from the Centerline of NE 29<sup>th</sup> Street right-of-way to the southwest corner of Lot 83, of said Longacre;

Thence continuing easterly along the South line of Lot 83 in said Longacre to the southeast corner of Lot 83;

Thence north along the East line of Lots 83, 82, 81, 80 in said Longacre to the southwest corner of Lot 77, Longacre;

Thence southeasterly along the South line of Lots 77, 76, 75 in said Longacre to the southeast corner of Lot 75;

Thence north along the East line of Lot 75 in said Longacre to the northeast corner of Lot 75;

Thence continuing north 33 feet to the Centerline of NE 44<sup>th</sup> Avenue right-of-way as it is presently established;

Thence east along said Centerline of NE 44<sup>th</sup> Avenue right-of-way 131 feet;

Thence south 33 feet to the northwest corner of Lot 73 in said Longacre;

Thence continuing south 292.5 feet;

Thence northeasterly 127 feet to a point 283.1 feet south of the northeast corner of Lot 73 in said Longacre;

Thence north 283.1 feet to the northeast corner of Lot 73 in said Longacre;

Thence continuing north 33 feet to the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence east 258 feet along the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence south 33 feet from the Centerline of NE 44<sup>th</sup> Avenue right-of-way to the northwest corner of Lot 70 in said Longacre;

Thence continuing south along the West line of Lots 70, 66, 65, 64, 63 in said Longacre to the southwest corner of Lot 63;

Thence east along the South line of Lot 63 in said Longacre to the southeast corner of Lot 63;

Thence continuing east 20 feet to the Centerline of NE 32<sup>nd</sup> Street right-of-way as it is presently established;

Thence south along the Centerline of NE 32<sup>nd</sup> Street right-of-way a distance of 315 feet to a point 33 feet east of the northeast corner of Lot 59 in said Longacre;

Thence west 33 feet from the Centerline of NE 32<sup>nd</sup> Street right-of-way to the northeast corner of Lot 59 in said Longacre;

Thence continuing west along the North line of Lot 59 in said Longacre to the northwest corner of Lot 59;

Thence south along the West line of Lots 59 and 58 in said Longacre to the southwest corner of Lot 58;

Thence continuing south 186.75 feet to the South line of the N ½ of Section 20, Township 79 North, Range 23 West;

Thence east along the South line of the N ½ of Section 20 a distance of approximately 3,265.70 feet to the southeast corner of Lot 18, Watts Place, an Official Plat;

Thence north along the West line of Lot 17 in said Watts Place to the northwest corner of Lot 17;

Thence northeasterly along the North line of Lot 17 in said Watts Place to the southeast corner of the property legally described as Beginning at the SW corner of that part of Lot 9 of Watts Place, thence NE along the South line of Lot 9, 105.1 feet, thence southeasterly at right angles to the South line of said Lot 9, 110.5 feet more or less, to the northerly line of Lot 17 of Watts Place, thence southwesterly along the northerly line of Lot 17 to the East line of Lot 18 of Watts Place, thence North along said East line of Lot 18 to point of beginning;

Thence north approximately 110.5 feet to the NE corner of previously described parcel;

Thence northeasterly along the north line of the vacated railroad right of way to the west line of the corrected acquisition plat of Four Mile Greenway Trail Recorded at BK 8812, PG 66 of the Polk County Recorder's Office;

Thence northwesterly along the West line of the Four-Mile Creek Greenway Trail BK 8812, PG 66 Lot 9 Watts Place to the South line of Lot 8 in said Watts Place;

Thence east along the South line of Lot 8 in Watts Place to the southeast corner of Parcel A BK 13290 PG 643;

Thence north along the East line of Parcel A BK 13290 PG 643 to the northeast corner of Parcel A;

Thence east a distance of approximately 126 feet to the southwest corner of Parcel A BK 13218 PG 811;

Thence north along the West line of Parcel A Bk 13218 PG 811 to the northwest corner of Parcel A;

Thence east a distance of approximately 200 feet along the North line of Parcel A Bk 13218 PG 811 to a point 20 feet south of the southeast corner of Lot 6 in said Watts Place;

Thence north 20 feet to the southeast corner of Lot 6 in said Watts Place;

Thence continuing north along the East line of Lot 6 in Watts Place to a point 100 feet south of the northeast corner of Lot 6;

Thence continuing north to the North line of NE 46<sup>th</sup> Avenue (Broadway Avenue) right-of-way as it is presently established;

Thence west along the North line of NE 46<sup>th</sup> Avenue (Broadway Avenue) right-of-way to the East line of Lot 6, Norman Acres, an Official Plat;

Thence north along the East line of Lot 6 in said Norman Acres to the northeast corner of Lot 6;

Thence west along the North line of Lots 6, 5, 4, 3, 2, 1 in said Norman Acres to the northwest corner of Lot 1;

Thence north a distance of approximately 7 feet to the North line of the South 810 feet of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West;

Thence west 657.5 feet to the northwest corner of Lot 1, Broadway Gardens an Official Plat;

Thence north along the eastern boundary of NE 33<sup>rd</sup> Court right-of-way as it is presently established, a distance of approximately 520 feet to a point at the northeastern corner of NE 33<sup>rd</sup> Court right-of-way;

Thence 33 feet west along the northern boundary of the NE 33<sup>rd</sup> Court right-of-way;

Thence north 25 feet along the eastern boundary of the NE 48<sup>th</sup> Avenue right-of-way as it is presently established;

Thence west a distance of 1,289.2 feet along the northern boundary of NE 48<sup>th</sup> Avenue right-of-way to the intersection of NE 31<sup>st</sup> Street right-of-way;

Thence north approximately 1,057 feet along the eastern boundary of NE 31<sup>st</sup> Street right-of-way as it is presently established to the northeast corner of the NE 31<sup>st</sup> Street right-of-way;

Thence west 25 feet to the Centerline of said NE 31<sup>st</sup> Street right-of-way;

Thence north 235 feet to the northeast corner of Lot C, Douglas Acres Plat 6 an Official Plat;



Thence west along the North line of Lots C, 1, 2, in said Douglas Acres Plat 6, Outlot X in Waln-Utter Subdivision, an Official Plat, and Lot 4, 5, 6, 7 in said Douglas Acres Plat 6 to the northwest corner of Lot 7;

Thence continuing west 206 feet along the North line of Lot 12 of Douglas Acres Plat 6 to the southeast corner of the property legally described as The South 90 feet of the West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa;

Thence north 181.5 feet to the northeast corner of the property legally described as The North 91.5 feet of the South 181 feet of West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa;

Thence west approximately 213 feet along the northern line of said property legally described as The North 91.5 feet of the South 181 feet of West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa to the east line of NE 29<sup>th</sup> Street right-of-way as it is presently established;

Thence north a distance of approximately 685.8 feet along the East line of NE 29<sup>th</sup> Street right-of-way to the Easterly right-of-way line of the abandoned railroad right-of-way;

Thence southwesterly for a distance of approximately 955 feet to the south line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  ;

Thence west along the south line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  to the west line of the abandoned railroad right-of-way;

Thence northeasterly a distance of approximately 190 feet to the southern boundary of Interstate Highway No. 80 as it is presently established;

Thence west along the southern boundary of Interstate Highway No. 80 to the East line of the Interstate Highway No. 235 as it is presently established;

Thence continuing South along the East line of the Interstate Highway No. 235 to the South line of the North 60 acres of the fractional NW  $\frac{1}{4}$  in Section 19;

Thence East approximately 1,211 feet to the southeast corner of the East 5 Acres of the East Half of the North 60 Acres of the Northwest Quarter  $\frac{1}{4}$  of Section 19, Township 79 North, Range 23, West of the 5<sup>th</sup> P.M., Polk County, Iowa;

Thence South approximately 416 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M., Polk County, Iowa;

Thence East approximately 345 feet to the intersection of the centerline of NE 44<sup>th</sup> Avenue and the northerly extension of the West line of Lot 11 of Vista Heights;

Thence south 25 feet from the NE 44<sup>th</sup> Avenue Centerline to the Point of Beginning; all now included in and forming a part of the Unincorporated Areas of Polk County, Iowa;

The area includes all streets and their right-of-way within the Urban Renewal Area;

And specifically EXCLUDING;

The east 10 acres of the north 51 acres of the northwest quarter, section 20 township 79 north, range 23 west of the 5<sup>th</sup> P.M., Polk County, Iowa, except the south 217 feet of the north 267 feet of the west 100 feet of east 208 feet less the right-of-way and except the north 50 feet.

EXHIBIT A-1  
MAP OF NORWOODVILLE URBAN RENEWAL AREA

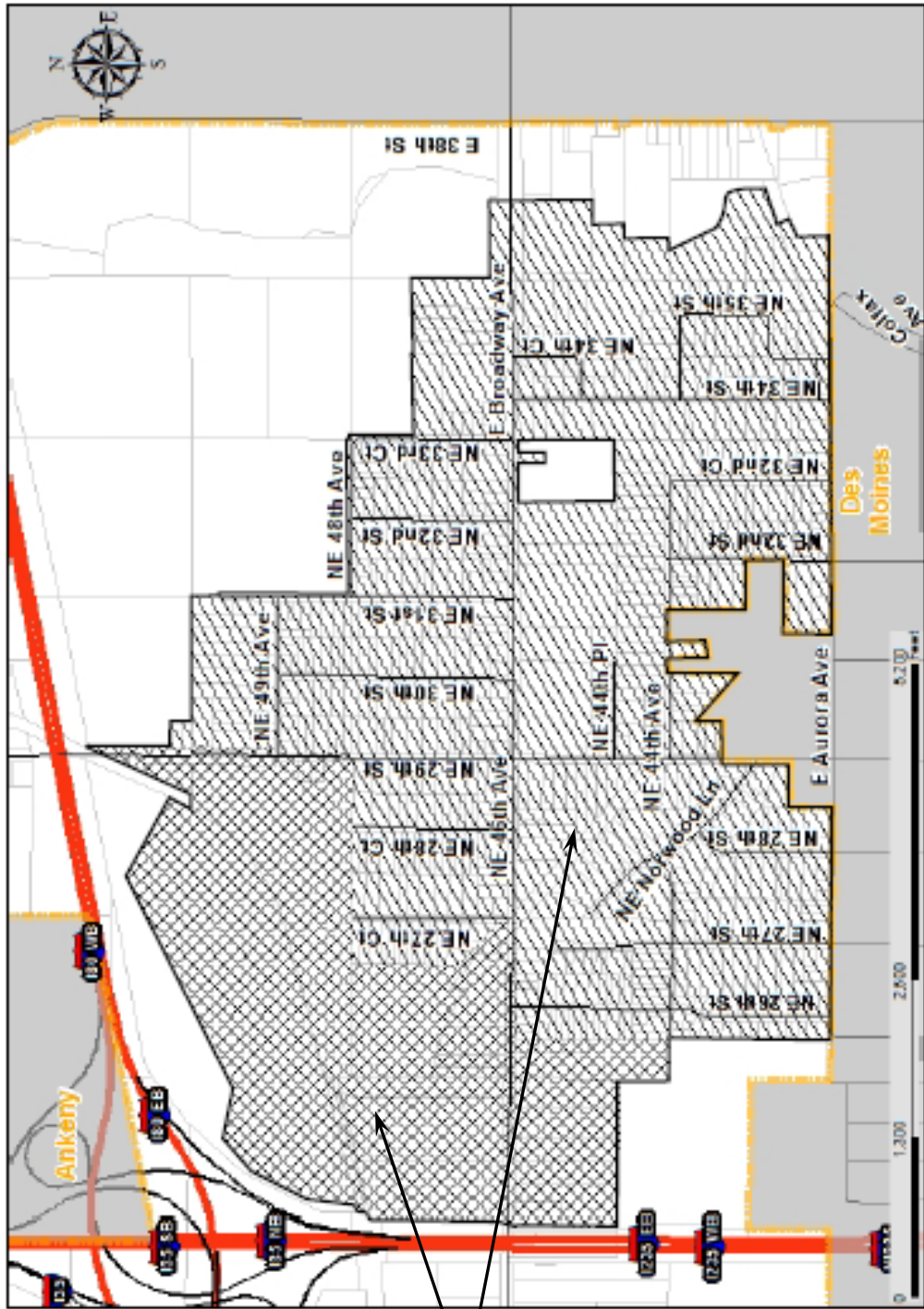


EXHIBIT B  
LEGAL DESCRIPTION OF THE BLIGHT SUBAREA OF THE  
NORWOODVILLE URBAN RENEWAL AREA

The Blight Subarea of the Norwoodville Urban Renewal Area consists of the land described as follows:

Beginning at the Northwest corner of Lot 11, Vista Heights, an Official Plat now in and forming part of the Unincorporated Polk County, Iowa;

Thence south along the West line of Lots 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1 of said Vista Heights to the southwest corner of Lot 1;

Thence continuing south along the West line of Lots 33, 32, 31, 30, 29, 28 of Goetsch Heights, an Official Plat, to the southwest corner of Lot 28;

Thence continuing south 33 feet to the Centerline of E Aurora Avenue right-of-way as it is presently established;

Thence east along the south line of Lot C in said Goetsch Heights a distance of 347.5 feet;

Thence continuing east, along the south line of Lot E, Douglas Acres Plat 8, an Official Plat, along the Centerline of E Aurora Avenue right-of-way a distance of 1,556.3 feet;

Thence north 33 feet from the Centerline of E Aurora Avenue right-of-way as it is presently established to the southeast corner of Lot 40 of said Douglas Acres Plat 8;

Thence continuing north along the East line of Lots 40, 41, 42 in said Douglas Acres Plat 8 to the northeast corner of Lot 42;

Thence east along the South line of Lot 51 in said Douglas Acres Plat 8 to the southeast corner of Lot 51;

Thence continuing east 33 feet to the Centerline of NE 29<sup>th</sup> Street right-of-way as it is presently established;

Thence north along the Centerline of NE 29<sup>th</sup> Street right-of-way a distance of approximately 556 feet to a point 40 feet west of the southwest corner of Lot 83 Longacre, an Official Plat;

Thence east 40 feet from the Centerline of NE 29<sup>th</sup> Street right-of-way to the southwest corner of Lot 83, of said Longacre;

Thence continuing easterly along the South line of Lot 83 in said Longacre to the southeast corner of Lot 83;

Thence north along the East line of Lots 83, 82, 81, 80 in said Longacre to the southwest corner of Lot 77, Longacre;

Thence southeasterly along the South line of Lots 77, 76, 75 in said Longacre to the southeast corner of Lot 75;

Thence north along the East line of Lot 75 in said Longacre to the northeast corner of Lot 75;

Thence continuing north 33 feet to the Centerline of NE 44<sup>th</sup> Avenue right-of-way as it is presently established;

Thence east along said Centerline of NE 44<sup>th</sup> Avenue right-of-way 131 feet;

Thence south 33 feet to the northwest corner of Lot 73 in said Longacre;

Thence continuing south 292.5 feet;

Thence northeasterly 127 feet to a point 283.1 feet south of the northeast corner of Lot 73 in said Longacre;

Thence north 283.1 feet to the northeast corner of Lot 73 in said Longacre;

Thence continuing north 33 feet to the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence east 258 feet along the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence south 33 feet from the Centerline of NE 44<sup>th</sup> Avenue right-of-way to the northwest corner of Lot 70 in said Longacre;

Thence continuing south along the West line of Lots 70, 66, 65, 64, 63 in said Longacre to the southwest corner of Lot 63;

Thence east along the South line of Lot 63 in said Longacre to the southeast corner of Lot 63;

Thence continuing east 20 feet to the Centerline of NE 32<sup>nd</sup> Street right-of-way as it is presently established;

Thence south along the Centerline of NE 32<sup>nd</sup> Street right-of-way a distance of 315 feet to a point 33 feet east of the northeast corner of Lot 59 in said Longacre;

Thence west 33 feet from the Centerline of NE 32<sup>nd</sup> Street right-of-way to the northeast corner of Lot 59 in said Longacre;

Thence continuing west along the North line of Lot 59 in said Longacre to the northwest corner of Lot 59;

Thence south along the West line of Lots 59 and 58 in said Longacre to the southwest corner of Lot 58;

Thence continuing south 186.75 feet to the South line of the N ½ of Section 20, Township 79 North, Range 23 West;

Thence east along the South line of the N ½ of Section 20 a distance of 3,265.70 feet to the southeast corner of Lot 18, Watts Place, an Official Plat;

Thence north along the West line of Lot 17 in said Watts Place to the northwest corner of Lot 17;

Thence northeasterly along the North line of Lot 17 in said Watts Place to the southeast corner of the property legally described as Beginning at the SW corner of that part of Lot 9 of Watts Place, thence NE along the South line of Lot 9 of Watts Place; thence NE along the South line of Lot 9, 105.1 feet, thence southeasterly at right angles to the South line of said Lot 9, 110.5 feet more or less, to the northerly line of Lot 17 of Watts Place, thence southwesterly along the northerly line of Lot 17 to the East line of Lot 18 of Watts Place, thence North along said East line of Lot 18 to point of beginning;

Thence north approximately 110.5 feet to the NE corner of previously described parcel;

Thence northeasterly along the north line of the vacated railroad right of way to the west line of the corrected acquisition plat of Four-Mile Creek Greenway Trail BK 8812, PG 66 of the Polk County Recorder's Office;

Thence northwesterly along the West line of the Four-Mile Creek Greenway Trail BK 8812 PG 66 Lot 9 Watts Place to the South line of Lot 8 in said Watts Place;

Thence east along the South line of Lot 8 in Watts Place to the southeast corner of Parcel A BK 13290 PG 643;

Thence north along the East line of Parcel A BK 13290 PG 643 to the northeast corner of Parcel A;

Thence east a distance of approximately 126 feet to the southwest corner of Parcel A BK 13218 PG 811;

Thence north along the West line of Parcel A Bk 13218 PG 811 to the northwest corner of Parcel A;

Thence east a distance of approximately 200 feet along the North line of Parcel A Bk 13218 PG 811 to a point 20 feet south of the southeast corner of Lot 6 in said Watts Place;

Thence north 20 feet to the southeast corner of Lot 6 in said Watts Place;

Thence continuing north along the East line of Lot 6 in Watts Place to a point 100 feet south of the northeast corner of Lot 6;

Thence continuing north to the North line of NE 46<sup>th</sup> Avenue (Broadway Avenue) right-of-way as it is presently established;

Thence west along the North line of NE 46<sup>th</sup> Avenue (Broadway Avenue) right-of-way to the east line of Lot 6, Norman Acres, an Official Plat;

Thence continuing north along the East line of Lot 6 in said Norman Acres to the northeast corner of Lot 6;

Thence west along the North line of Lots 6, 5, 4, 3, 2, 1 of said Norman Acres to the northwest corner of Lot 1;

Thence north a distance of approximately 7 feet to the North line of the South 810 feet of the SW ¼ of the SE ¼ of Section 17, Township 79 North, Range 23 West;

Thence west 657.5 feet to the northwest corner of Lot 1, Broadway Gardens an Official Plat;

Thence north along the eastern boundary of NE 33<sup>rd</sup> Court right-of-way as it is presently established, a distance of approximately 520 feet to a point at the northeastern boundary of NE 33<sup>rd</sup> Court right-of-way;

Thence 33 feet west along the northern boundary of the NE 33<sup>rd</sup> Court right-of-way;

Thence north 25 feet along the eastern boundary of the NE 48<sup>th</sup> Avenue right-of-way as it is presently established;

Thence west a distance of 1,289.2 feet along the northern boundary of NE 48<sup>th</sup> Avenue right-of-way to its intersection with NE 31<sup>st</sup> Street right-of-way;

Thence north approximately 1,057 feet along the eastern boundary of NE 31<sup>st</sup> Street right-of-way as it is presently established to the northeast corner of the NE 31<sup>st</sup> Street right-of-way;

Thence west 25 feet to the Centerline of said NE 31<sup>st</sup> Street right-of-way;

Thence north 235 feet to the northeast corner of Lot C, Douglas Acres Plat 6 an Official Plat;

Thence west along the North line of Lots C, 1, 2, in said Douglas Acres Plat 6, Outlot X in Waln-Utter Subdivision, an Official Plat, and Lots 4, 5, 6, 7 in said Douglas Acres Plat 6 to the northwest corner of Lot 7;

Thence continuing west 206 feet along the North line of Lot 12 of Douglas Acres Plat 6 to the southeast corner of the property legally described as The South 90 feet of the West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa;

Thence north 181.5 feet to the northeast corner of the property legally described as The North 91.5 feet of the South 181.5 feet of West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa;

Thence west approximately 213 feet along the northern line of said property legally described as The North 91.5 feet of the South 181.5 feet of West 283 feet in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County Iowa to the east line of NE 29<sup>th</sup> Street right-of-way as it is presently established;

Thence south along the East boundary of NE 29<sup>th</sup> Street right-of-way to its intersection with the North right-of-way line of NE 49<sup>th</sup> Avenue;

Thence southwesterly to the northwest corner of Lot 13 of said Douglas Acres Plat 6;

Thence south along the West line of Lots 13, 14, 15, 16 of said Douglas Acres Plat 6 to the southwest corner of Lot 16;

Thence continuing south along the west line of Lot 17 of said Douglas Acres Plat 6 to the easterly extension of the North line of Lot 1 Broadway Place, an Official Plat;

Thence west 66 feet to the northeast corner of Lot 1 in said Broadway Place;

Thence continuing west along the North line of Lots 1, 22, B, 23, 45, A of said Broadway Place to the northwest corner of Lot A;

Thence continuing west 379 feet;

Thence south 778 feet to the northwest corner of Lot 1, Delana Heights, an Official Plat;

Thence continuing south 125.45 feet to the southwest corner of Lot 1 in said Delana Heights;

Thence continuing south to the southwest corner of Lot A in said Delana Heights;

Thence southeasterly along the South line of Lot A in said Delana Heights to the southeast corner of Lot A;

Thence continuing along the southerly line of Lot B of Delana Heights a distance of approximately 6 feet to the West right-of-way line of NE 27<sup>th</sup> Court;

Thence south a distance of approximately 86 feet to the South right-of-way line of NE 46<sup>th</sup> Avenue (Broadway Avenue);

Thence west approximately 439 feet to the northwest corner of Lot 1, Carmichael Heights, an Official Plat;

Thence north 7 feet to the NE corner of Lot A in said Nugent Place;

Thence west 528 feet to the Northwest corner of Lot A of said Nugent Place;

Thence south along the West line of Lots A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 of said Nugent Place to the southwest corner of Lot 39;

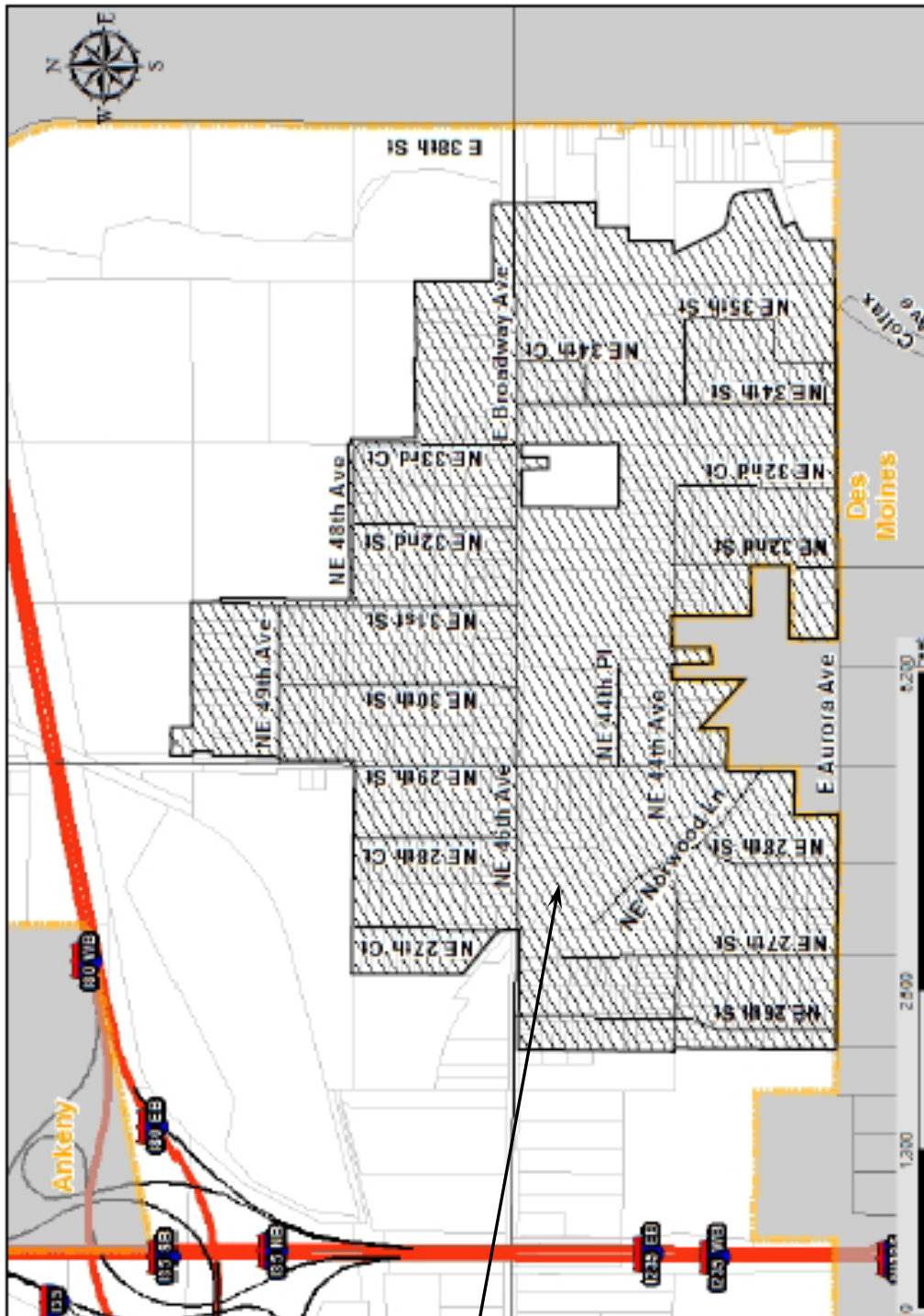
Thence continuing south along the western boundary of NE 44<sup>th</sup> Avenue right-of-way as it is presently established to the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence east 15 feet along the NE 44<sup>th</sup> Avenue Centerline; Thence south 25 feet from the NE 44<sup>th</sup> Avenue Centerline to the Point of Beginning; all now included in and forming a part of the Unincorporated Areas of Polk County, Iowa;

And specifically EXCLUDING;

The east 10 acres of the north 51 acres of the northwest quarter, section 20 township 79 north, range 23 west of the 5<sup>th</sup> P.M., Polk County, Iowa, except the south 217 feet of the north 267 feet of the west 100 feet of east 208 feet less the right-of-way and except the north 50 feet.

EXHIBIT B-1  
MAP OF BLIGHT SUBAREA OF THE  
NORWOODVILLE URBAN RENEWAL AREA



Blight Subarea



EXHIBIT C  
LEGAL DESCRIPTION OF THE ECONOMIC DEVELOPMENT SUBAREA  
OF THE NORWOODVILLE URBAN RENEWAL AREA

The Economic Development Subarea of the Norwoodville Urban Renewal Area consists of the land described as follows:

Beginning at the Northwest corner of Lot A Nugent Place, an Official Plat now in and forming part of the Unincorporated Polk County, Iowa;

Thence south along the West line of Lots A, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 of said Nugent Place to the southwest corner of Lot 39;

Thence continuing south along the western boundary of NE 44<sup>th</sup> Avenue right-of-way as it is presently established to the Centerline of NE 44<sup>th</sup> Avenue right-of-way;

Thence west a distance of approximately 330 feet to the northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M. Polk County, Iowa;

Thence north a distance of approximately 416 feet to the southeast corner of the East 5 Acres of the East Half of the North 60 Acres of the Northwest Quarter  $\frac{1}{4}$  of Section 19, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M., Polk County, Iowa;

Thence west a distance of approximately 1,211 feet to the intersection of the East right-of-way line of Interstate Highway No. 235 as it is presently established and the South line of the North 60 acres of the fractional NW  $\frac{1}{4}$  in Section 19;

Thence North along the East boundary of the Interstate Highway No. 235 as it is presently established to a point of beginning of the southern boundary of Interstate Highway No. 80 as it is presently established;

Thence Easterly along the southern boundary of Interstate Highway No. 80 as it is presently established to the Westerly right-of-way line of the abandoned railroad;

Thence southwesterly approximately 190 feet along the western boundary of the abandoned railroad right-of-way to the south line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ;

Thence east 100 feet to the east line of the abandoned railroad right-of-way;

Thence northeasterly for a distance of approximately 955 feet to the East line of NE 29<sup>th</sup> Street right-of-way as it is presently established;

Thence south along the East boundary of NE 29<sup>th</sup> Street right-of-way to its intersection with the North right-of-way line of NE 49<sup>th</sup> Avenue;

Thence southwesterly to the northwest corner of Lot 13 of said Douglas Acres Plat 6;

Thence south along the West line of Lots 13, 14, 15, 16 of said Douglas Acres Plat 6 to the southwest corner of Lot 16;

Thence continuing south along the west line of Lot 17 in said Douglas Acres Plat 6 to the easterly extension of the North line of Lot 1 Broadway Place, an Official Plat;

Thence west 66 feet to the northeast corner of Lot 1 in said Broadway Place;

Thence continuing west along the North line of Lots 1, 22, B, 23, 45, A of said Broadway Place to the northwest corner of Lot A;

Thence continuing west 379 feet;

Thence south 778 feet to the northwest corner of Lot 1, Delana Heights, an Official Plat;

Thence continuing south 125.45 feet to the southwest corner of Lot 1 in said Delana Heights;

Thence continuing south to the southwest corner of Lot A in said Delana Heights;

Thence southeasterly along the South line of Lot A in said Delana Heights to the southeast corner of Lot A;

Thence continuing along the southerly line of Lot B of Delana Heights a distance of approximately 6 feet to the West right-of-way line of NE 27<sup>th</sup> Court;

Thence south a distance of approximately 86 feet to the South right-of-way line of NE 46<sup>th</sup> Avenue (Broadway Avenue);

Thence west approximately 439 feet to the northwest corner of Lot 1, Carmichael Heights, an Official Plat;

Thence north 7 feet to the NE corner of Lot A of said Nugent Place;

Thence west 528 feet to the north line of Lot A to the Point of Beginning; all now included in and forming a part of the Unincorporated Areas of Polk County, Iowa.

EXHIBIT C-1  
MAP OF ECONOMIC DEVELOPMENT SUBAREA OF THE  
NORWOODVILLE URBAN RENEWAL AREA

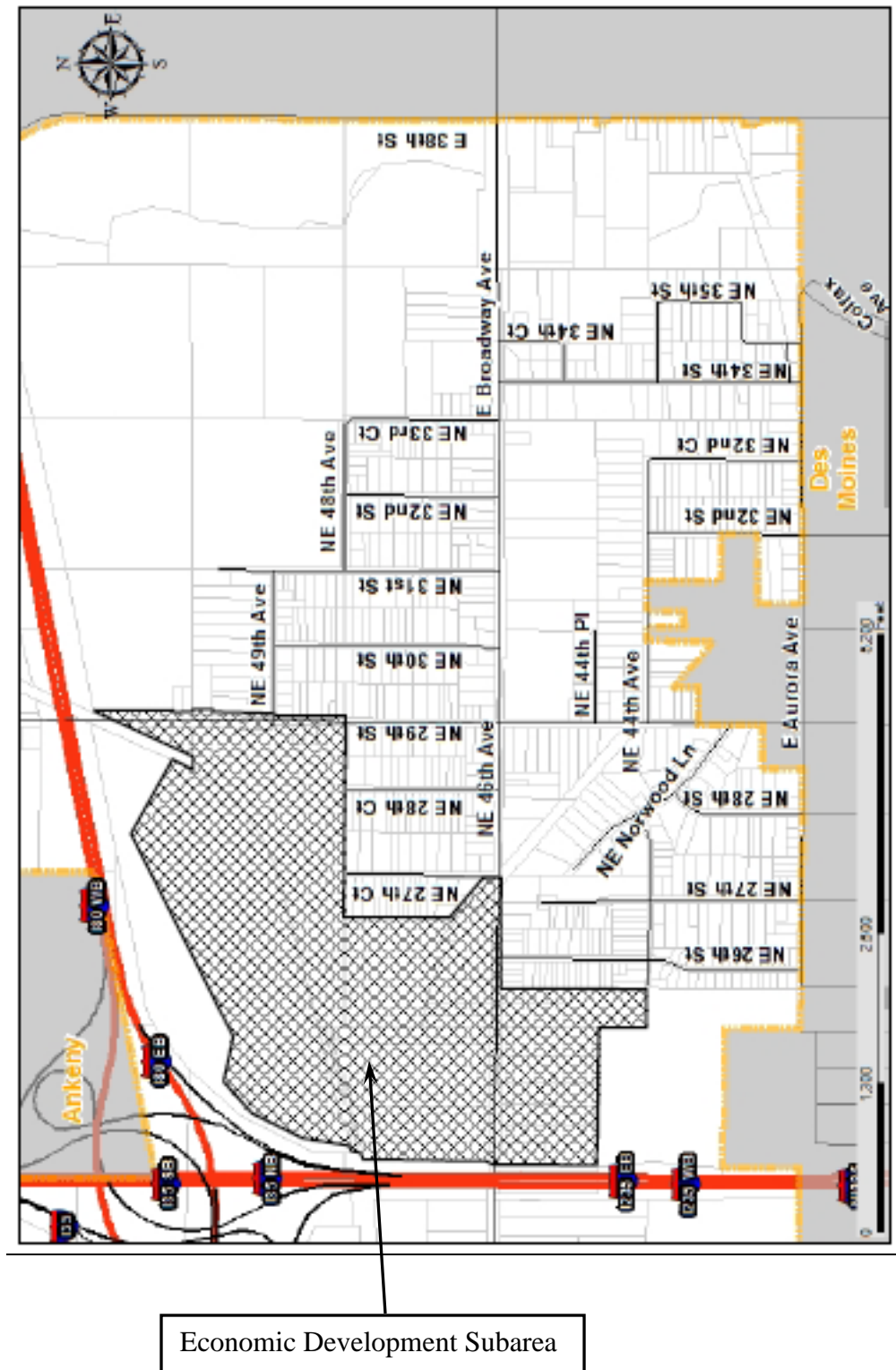


EXHIBIT D  
AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE NORWOODVILLE URBAN RENEWAL AREA

WHEREAS, Polk County, Iowa, (the “County”) has proposed to establish the Norwoodville Urban Renewal Area (the “Urban Renewal Area” or “Area”), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of “agricultural land” as defined in Section 403.17(3) of the Code of Iowa, until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner listed below meets the definition of “agricultural land” in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain agricultural land contained within the Urban Renewal Area as described in Schedule 1 attached hereto and by this reference made a part hereof (the “Property”).

2. The Agricultural Land Owner hereby agrees that the County may include the Property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the County to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner’s behalf)

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

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

EXHIBIT E  
JOINT CITY/COUNTY AGREEMENT

WHEREAS, Polk County, Iowa (the “County”) has proposed to establish the Norwoodville Urban Renewal Area (the “Urban Renewal Area”) outside of but within two miles of the City of \_\_\_\_\_, State of Iowa (the “City”), for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the governing body of the County has reviewed the Norwoodville Urban Renewal Plan (the “Plan”) for said Urban Renewal Area and has determined that the Urban Renewal Area and completion of the eligible projects are in the best interests of the County; and

WHEREAS, Section 403.17(4) of the Code of Iowa requires a “joint agreement” between the County and the City before the County can proceed with the Plan.

NOW THEREFORE, POLK COUNTY, STATE OF IOWA AND THE CITY OF \_\_\_\_\_, STATE OF IOWA, AGREE AS FOLLOWS:

1. The governing body of the City hereby agrees and authorizes the County to establish the Urban Renewal Area as described in the Plan, and the undertaking of the eligible urban renewal projects therein outside of but within two miles of the City.
2. This “joint agreement” is intended to meet the requirements of Section 403.17(4) of the Code of Iowa with respect to the Urban Renewal Area in the County and outside of but within two miles of the City.
3. This Joint Agreement has been duly authorized by the governing bodies of the County and the City.

*[Remainder of page intentionally left blank; signature pages follow]*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

POLK COUNTY, STATE OF IOWA

Chairperson, Board of Supervisors

ATTEST:

Auditor

STATE OF IOWA )  
 ) SS  
COUNTY OF POLK )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Polk County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for said State

*[Signature page to Norwoodville Urban Renewal Plan Joint Agreement - County]*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF \_\_\_\_\_, STATE OF IOWA

Mayor

ATTEST:

City Clerk

STATE OF IOWA )  
 ) SS  
COUNTY OF POLK )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of \_\_\_\_\_, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for said State

*[Signature page to Norwoodville Urban Renewal Plan Joint Agreement – City]*