

**Urban Renewal Plan for the  
Scott-Six Urban Renewal Area  
Amendment No. 2**

**June 2020**

**Amendment No. 1, 2011  
Original, 1997**

Fee



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Fee Amt: \$52.00 Page 1 of 10  
Johnson County Iowa  
Kim Painter County Recorder

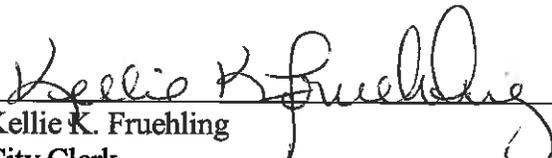


BK 6091 PG 72-81

STATE OF IOWA            )  
  ) SS  
JOHNSON COUNTY         )

I, Kellie K. Fruehling, City Clerk of Iowa City, Iowa, do hereby certify that the Resolution attached hereto is a true and correct copy of Resolution No. 20-187 which was passed by the City Council of Iowa City, Iowa, at a regular meeting held on the 4th day of August 2020, all as the same appears of record in my office.

Dated at Iowa City, Iowa, this 7th day of August 2020.

  
\_\_\_\_\_  
Kellie K. Fruehling  
City Clerk

res

Prepared by: Wendy Ford, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5248

RESOLUTION NO. 20-187

**Resolution approving Amendment No. 2 to the Scott Six Urban Renewal Plan to add projects to the Urban Renewal Area.**

WHEREAS, on July 7, 2020, City Council adopted a resolution of necessity (Res. No. 20-166) contemplating an amendment to the Scott Six Urban Renewal Plan to facilitate reducing carbon emissions by helping users of industrial facilities in the Urban Renewal Area improve energy efficiency, said amendment being the 2nd amendment thereto, and

WHEREAS, pursuant to Res. No. 20-166, consultation with affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, pursuant to said Res. No. 20-166, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Iowa City Press Citizen.

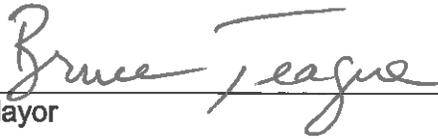
**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:**

Section 1. This Council finds that Amendment No. 2 to the Scott Six Urban Renewal Plan conforms to the general plan for the development of the City as a whole; will not result in the displacement of families; and, does not contain open land to be acquired by the City; and,

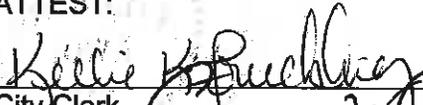
Section 2. That Amendment No. 2 is hereby approved and adopted as the "Amendment No. 2 to the Scott Six Urban Renewal Plan for the Scott Six Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 2 with the proceedings of this meeting.

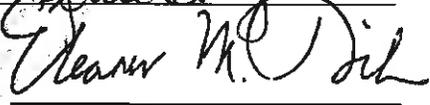
Section 3. That the Scott Six Urban Renewal Plan for the Scott Six Urban Renewal Area, as amended herein, shall be in full force and effect from the date of this resolution until the later of the date of termination set forth in the Plan, as amended, or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Amendment No. 2 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 4th day of August, 2020.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED:   
\_\_\_\_\_  
City Attorney  
(Sara Greenwood Hektoen – 07/27/2020)

It was moved by Salih and seconded by Thomas the  
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
<u>X</u>	<u>      </u>	<u>      </u>	Bergus
<u>X</u>	<u>      </u>	<u>      </u>	Mims
<u>X</u>	<u>      </u>	<u>      </u>	Salih
<u>X</u>	<u>      </u>	<u>      </u>	Taylor
<u>X</u>	<u>      </u>	<u>      </u>	Teague
<u>X</u>	<u>      </u>	<u>      </u>	Thomas
<u>X</u>	<u>      </u>	<u>      </u>	Weiner

## **SECTION 1 - INTRODUCTION**

The **Urban Renewal Plan for the Scott-Six Urban Renewal Area**, as amended, is being amended to add climate change goals and add a proposed project to be undertaken in the Area. The Scott-Six Industrial Area was originally adopted in 1997 pursuant to resolution 97-255, and amended in 2011 pursuant to Resolution 11-260 to add more land to the area, update objectives, activities and add projects.

The base valuation of the area will be unchanged by this Amendment.

## **SECTION 2 – URBAN RENEWAL GOALS AND OBJECTIVES**

The Urban Renewal Goals and Objectives previously set forth in the Original Plan and Amendment 1 remain unchanged by this Amendment. This Amendment No. 2 adds the goal of reducing carbon emissions by helping users of industrial facilities in the Urban Renewal Area improve energy efficiency.

In 2007, the City of Iowa City took an important step toward addressing climate change by signing the U.S. Mayor’s Climate Protection Agreement. In 2008, the Council agreed to participate in the “Cities for Climate Protection Campaign.” In 2009, the City completed the first greenhouse gas inventory in the state. The Mayor signed the updated U.S. Climate Protection Agreement in 2014 and the Council set greenhouse gas emissions reduction goals in 2016. In 2017, the City formed a Climate Action Steering Committee to provide input on the development of a Climate Action Plan. Comprised of and representing many stakeholders in the community, the Committee sought and received public input to guide planning efforts. In 2017, Council adopted the Iowa City Climate Action and Adaptation Plan. The *Buildings* section of the Action Plan includes among its goals, a) increasing energy efficiency in businesses and b) increasing on-site renewable energy systems and electrification. In 2019, Council increased the carbon emission reduction targets and declared a Climate Crisis.

The average commercial building wastes about 30% of the energy it consumes. By capturing inefficiencies, users can reduce costs. By reducing energy use, users also reduce greenhouse gases emitted at power plants (Energy Star, U.S. Environmental Protection Agency). Reducing greenhouse gases released into the atmosphere is an effective way to stem climate change and results in a cleaner, healthier environment. The amendment to this plan seeks to assist users achieve those goals.

## **SECTION 3 – DESCRIPTION OF THE URBAN RENEWAL AREA**

The legal description of the area is attached hereto as Attachment No. 1.

## **SECTION 4 – AREA DESIGNATION**

This area remains an economic development area, as that term is defined in the Iowa Code Chapter 403.

## **SECTION 5 – PROPOSED URBAN RENEWAL PROJECTS**

The eligible urban renewal projects under this Urban Renewal Plan include:

### **Development Agreements**

Enter into development agreements with industrial users in the Urban Renewal Area to provide economic development assistance for projects that include improvements to the facilities making them more energy efficient. The proposed Urban Renewal Projects contemplated by this Amendment No. 2 may require evaluation by a qualified third-party engineering firm to determine and recommend the optimal energy efficiency solutions for industrial companies. Projects may range from adjustments to existing systems to the installation of new systems. They may include a change-over from natural gas to electric energy to the installation of solar panels to reduce carbon emissions.

Project	Date	Estimated Cost	Rationale
Energy efficiency improvements at Industrial properties	2020 – sunset	\$2,700,000	To reduce carbon emissions

## **SECTION 6 – DEBT**

1. FY21 Constitutional Debt Limit: \$342,894,916
2. Current general obligation debt: \$54,850,000
3. Proposed amount of indebtedness to be incurred: Although a specific amount of tax increment debt to be incurred (including direct grants, loans, advances, indebtedness, or bonds) for projects over time has not yet been determined, it is anticipated that the cost of the Proposed Urban Renewal Activities and Proposed Projects identified in Section 5 above will not exceed \$2.6 million. In no event will debt be incurred that would exceed the City's debt capacity. It is further expected that loans, advances, indebtedness or bonds to be incurred for the Proposed Project or subsequent projects, including interest on the same, will be financed in whole or in part with tax increment revenues from the Urban Renewal Area. The City Council will consider each request for financial assistance or a project proposal on a case-by-case basis to determine if it is in the City's best interest to participate.

## **SECTION 7 – CONFORMANCE WITH LAND USE POLICY AND ZONING ORDINANCES**

The Amendment is consistent with the Iowa City Comprehensive Plan, including the Southeast District Plan.

## **SECTION 8 – URBAN RENEWAL PLAN AMENDMENTS**

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

## **SECTION 9 – EFFECTIVE PERIOD**

This Urban Renewal Plan Amendment #2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

## **SECTION 10 – REPEALER**

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

## **SECTION 11 – SEVERABILITY CLAUSE**

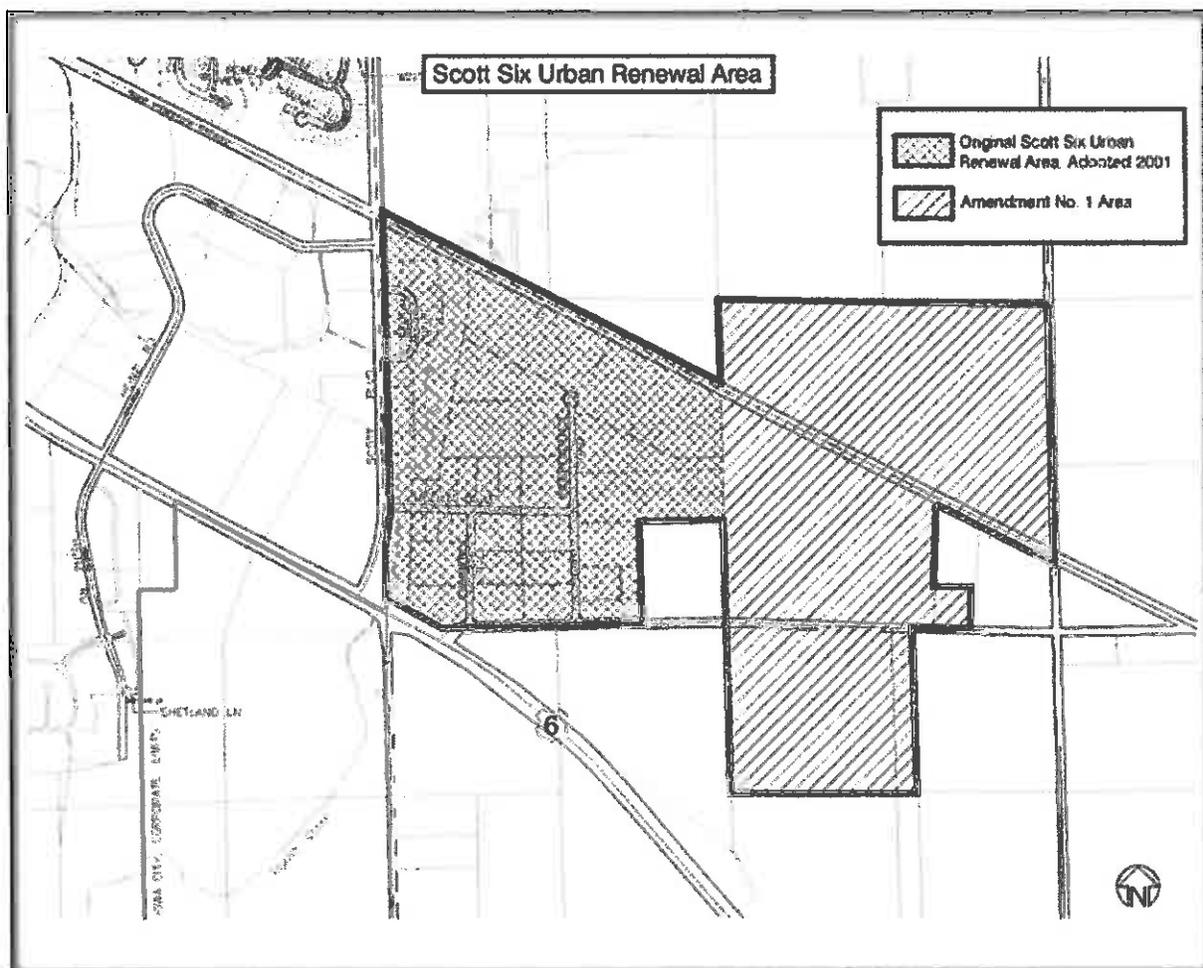
If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the plan not determined to be invalid or unconstitutional.

Southwest Quarter; Thence S89°38'37"W along said South Line, 1380.99 feet, to the point of Beginning. Said tract of land contains 101.57 acres, and is subject to easements and restrictions of record

AND

### Amendment No. 1 Area

The NW quarter of the NE quarter of Section 30, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa; also including the west 5.32 acres of the NE quarter of the NE quarter of said Section 30; and including all of the NW, NE, and SW quarters of the SE quarter of Section 19, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa, and all of the SE quarter of the SE quarter of said Section 19 lying north of the southern right-of-way boundary of the Iowa Interstate Railroad; thence beginning at the SE corner of Nathaniel's Addition of the County of Johnson County, which is on the centerline of 420th Street, west 40'; thence W295', N338', E295', and S386'; also that portion of land lying south of the Iowa Interstate Railroad to the centerline of 420th Street between the western boundary of Nathaniel's Addition and the eastern boundary of the SW quarter of the SE quarter of said Section 19.



# **Urban Renewal Plan for Scott-Six Urban Renewal Area**

**Amendment No. 1 - July 2011**

**Original - 1997**

RESOLUTION NO. 11-260

**RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE URBAN RENEWAL PLAN FOR THE SCOTT SIX URBAN RENEWAL AREA, AMENDMENT NO. 1.**

WHEREAS, City Council approved the original Scott-Six Urban Renewal plan with Resolution 97-255 on July 29, 1997; and

WHEREAS, the Council has reasonable cause to believe that the area described in the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 (hereinafter "Amended Plan") satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, the Amended Plan has been prepared and is on file in the office the City Clerk; and

WHEREAS, the Amended Plan contemplates certain changes to the original Urban Renewal Plan for the Scott-Six Urban Renewal Area, as well as the addition of the following described area to the existing urban renewal area:

The NW quarter of the NE quarter of Section 30, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa; also including the west 5.32 acres of the NE quarter of the NE quarter of said Section 30; and including all of the NW, NE, and SW quarters of the SE quarter of Section 19, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa, and all of the SE quarter of the SE quarter of said Section 19 lying north of the southern right-of-way boundary of the Iowa Interstate Railroad; thence beginning at the SE corner of Nathaniel's Addition of the County of Johnson County, which is on the centerline of 420<sup>th</sup> Street, west 40'; thence W295', N338', E295', and S386'; also that portion of land lying south of the Iowa Interstate Railroad to the centerline of 420<sup>th</sup> Street between the western boundary of Nathaniel's Addition and the eastern boundary of the SW quarter of the SE quarter of said Section 19.

WHEREAS, it is desirable that the Scott-Six Urban Renewal Area, as amended, be allowed to develop as an orderly continuation of the City's Industrial area, which is nearly at capacity, and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Amended Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for development of the City as a whole, prior to City Council approval of such urban renewal project and an urban renewal plan therefore; and

WHEREAS, creation and adoption of the Amended Plan has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for

development of the City as a whole, as evidenced by its written report filed herewith and incorporated herein by the reference; and

WHEREAS, by a resolution adopted on June 21, 2011, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amended Plan and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Amended Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if applicable, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, by said resolution, this Council also set a public hearing on the adoption of the proposed Amended Plan for this meeting of the Council, and due and proper notice of said public hearing was given, as provided by law, by timely publication in the Press Citizen, which notice set for the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Amended Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 for the area of the City of Iowa City, Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Amendment No. 1 Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds that the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1, attached hereto as Exhibit A and incorporated herein by this reference, conforms to the general plan for the development of the City as a whole.

Section 3. That the Amendment No. 1 Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 be and the same is hereby approved and adopted as the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1.

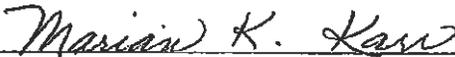
Section 5. That the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 shall be in full force and effect from the date of this resolution until the later of

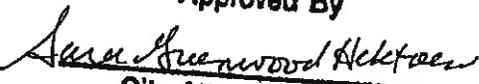
the date of termination set forth in the Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Urban Renewal Plan for the Scott-Six Urban Renewal Area, Amendment No. 1 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 2nd day of August, 2011.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

**Approved By**  
  
\_\_\_\_\_  
City Attorney's Office 7/20/11

It was moved by Mims and seconded by Bailey the Resolution be adopted, and upon roll call there were:

AYES:

X  
X  
X  
X  
X  
X  
X

NAYS:

ABSENT:

       Bailey  
       Champion  
       Dickens  
       Hayek  
       Mims  
       Wilburn  
       Wright

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Addendum No. 2 - Scott-Six Urban Renewal Project Area Map

## Section 1: Introduction

The original Scott-Six Urban Renewal Plan ("Plan") for the Scott-Six Urban Renewal Area was adopted in 1997 and contained approximately 152 acres. The purpose of this Amendment No. 1 ("Amendment") is to:

- add approximately 188 acres of property to the Scott-Six Urban Renewal Area;
- confirm and update the objectives and urban renewal activities;
- describe additional proposed urban renewal projects; and
- make other changes as desired by the City.

The primary goal of the Plan, as amended, is to stimulate, through public involvement and commitment, private investment in new industrial development for the original Scott-Six Urban Renewal Area and the Amendment No. 1 area (collectively "Area" or "Urban Renewal Area").

The Iowa City Comprehensive Plan — 1997 provides a vision for the economic well-being for the residents of Iowa City and outlines the goals the community must strive to achieve in order to attain its economic well-being vision. These goals include:

- Increase the amount of land available for industry and commerce to expand and develop;
- Increase employment opportunities for the local work force; and
- Nurture existing businesses in the city by encouraging their retention and expansion, and by attracting compatible new industries.

To help the City of Iowa City ("City") achieve these goals, the Comprehensive Plan states that the City may provide financial incentives as a catalyst for private enterprise. The Southeast District Plan, a component of the Comprehensive Plan adopted in 2011, identifies BDI, Scott Six and the recently annexed land to the east of Scott Six (the Amendment No. 1 area) as ideal areas for expansion of Iowa City's industrial base. The District Plan identifies these areas as uniquely suited for industrial activity, as they contain level, well-drained land and are proximate to services, utilities, highways and the Iowa Interstate Railroad. The District Plan refers to the recently annexed land east of Scott Six in particular as an important part of the district's objective to "take steps to make additional land available for future industrial development."

The City has concluded it is in the interest of its citizens to encourage the expansion and continued development of the Scott Six industrial park in order to provide land at a price affordable to industrial development. To ensure that the price of land is affordable, the City intends to make available the use of tax increment financing as a means to finance the construction of some of the necessary infrastructure improvements within the Area. In addition, the City will make available the use of tax increment financing to provide direct grants, loans, or rebates for qualifying businesses planning to locate in the Area.

To achieve the primary objectives of the Plan, as amended, the City of Iowa City shall undertake the urban renewal activities as specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 15, 15A and 403 of the 2011 Code of Iowa, as amended.

Except as in conflict with or modified by this Amendment, the provisions of the original 1997 Plan, as amended, remain in full force and effect.

## **Section 2: District Designation**

With the adoption of this plan, Iowa City will continue to designate this Urban Renewal Area as an economic development district that is appropriate for industrial development. The Urban Renewal Area does not contain any residential uses.

## **Section 3: Base Value**

The Original Area will retain its existing base value. The adoption of Amendment No. 1 will have no effect on the tax increment ordinance that has been adopted for the Original urban renewal area.

If Amendment No. 1 is adopted and a Tax Increment Ordinance is adopted and made effective by December 31, 2011, the area added as a result of this Amendment No. 1 will have a base value at the January 1, 2010 level.

## **Section 4: Urban Renewal Plan Objectives**

The overall goal of the Scott-Six Urban Renewal Plan is to formulate and execute a workable program using public and private resources to develop the Urban Renewal Project Area for industrial development. The following objectives are being continued from the Original Urban Renewal Project Area and expanded for the Area, as amended:

- To encourage and support development that will expand the taxable values of property within the Urban Renewal Project Area;
- To encourage the development of start-up firms, the expansion of existing businesses, and the attraction of new industries, especially in the area of renewable energy;
- To provide for the orderly physical and economic growth of the city;
- To enhance the availability of sites to accommodate the construction of new industrial buildings;
- To assist with the provision of infrastructure to enable competitive land prices and lease rates;
- To make public improvements as deemed necessary by the City to support new industrial development;
- To provide financial incentives and assistance to qualifying businesses;
- To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base;
- To plan for and provide sufficient land for industrial development;
- To provide other support as allowed under Iowa Code Chapters 15, 15A and 403.

## **Section 5: Description of Urban Renewal Area**

The legal description of this proposed Urban Renewal Plan Area attached hereto as Addendum No. 1- Legal Description.

The location and general boundaries of the Scott-Six Urban Renewal Plan Area are shown on Addendum No. 2 - Scott-Six Urban Renewal Area Map. This area is approximately 340 acres.

### **Section 6: Proposed Urban Renewal Activities**

The following urban renewal activities are being continued from the Original Urban Renewal Project Area and expanded for the Area, as amended, to encourage industrial development throughout the entire Urban Renewal Area.

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To acquire land and to provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for or cause to be provided the construction or repair of public infrastructure, including but not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights, public parks and open spaces, bike trails, landscaping or other related facilities and activities in connection with urban renewal projects.
4. To borrow money and to provide security therefor.
5. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
6. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear or prepare the property for redevelopment, or to dispose of property.
7. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Iowa City and the State of Iowa.
8. Private Site Improvements: Site improvements may include, but are not limited to, design and construction of buildings, grading for building construction and amenities; adequate paving and parking; adequate landscaping; and on-site utilities. Tax increment financing may be used by qualifying businesses to finance these private site improvements.
9. Public Infrastructure Improvements: Public infrastructure improvements may include, but are not limited to, storm water management facilities, public streets and sidewalks, sanitary sewers, storm sewers, and open space improvements such as wetland mitigation. Public infrastructure improvements shall include electric and rail infrastructure, and improvements to the adjacent portion of 420th Street. Tax increment financing shall be available to finance the construction of these improvements, in whole or in part, at the City Council's discretion.
10. Financial Incentives: To meet the objectives of this Urban Renewal Plan Amendment and to encourage private investment in and the development of the Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans, rebates or grants under all applicable provisions of the Iowa Code, including but not limited to Chapter 15 and 15A, and through the use of tax increment financing under Chapter 403 of the Code of Iowa.

- a. Loan, Rebates or Grants. The making of loans or grants of public funds to private businesses within the project area may be deemed necessary or appropriate for economic development purposes and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code of Iowa. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area. Alternatively, the City may determine to use available funds for making such loans or grants.
- b. Tax Increment Financing. The City may utilize tax increment financing as a means to help pay for the costs associated with acquisition and the development of the project area, as well as utilizing such financing to achieve a more marketable, and competitive land offering price and to provide for necessary physical improvements and infrastructure. General obligation bonds, tax increment revenue bonds, internal loans or such other obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):
  - i. Making loans or grants to private businesses, including debt service payments on any bonds or notes issued to finance such loans or grants.
  - ii. Providing the local matching share of state or federal grant and loan programs.
  - iii. Encourage the incorporation of energy efficient building techniques such as those specified in the Iowa Green Building Standards, or those attaining LEED certification.
  - iv. Other authorized urban renewal projects.
- c. Constructing public improvements, such as streets, sanitary sewers, storm sewers, water mains, utilities, rail or other related facilities.
  - i. Making loans or grants to private businesses, including debt service payments on any bonds or notes issued to finance such loans or grants.
  - ii. Providing the local matching share of state or federal grant and loan programs.
  - iii. Encourage the incorporation of energy efficient building techniques such as those specified in the Iowa Green Building Standards, or those attaining LEED certification.
  - iv. Other authorized urban renewal projects.

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

Qualifying businesses shall be determined by the City Council. The Council's determination shall be based upon its economic development policy, which may amended from time to time, as may be necessary in Council's discretion, and on additional performance criteria the Council finds appropriate on a case by case basis.

### **Section 7: Conformance with Land Use Policy and Zoning Ordinance**

The Amendment is consistent with the Iowa City Comprehensive Plan, adopted in 1997, and the Southeast District plan adopted in 2011. The Comprehensive Plan is the general plan for the development of the City as a whole.

## **Comprehensive Plan**

The Urban Renewal Area is located in the area designated by the Iowa City Comprehensive Plan as the Southeast Planning District. The Iowa City Comprehensive Plan designates the Urban Renewal Area as appropriate for industrial uses.

## **Current Zoning**

The Area is currently zoned I-1, General Industrial Zone, and ID-1, Interim Development Industrial, which is consistent with this Urban Renewal Plan.

## **Current and Proposed Land Uses**

The Urban Renewal Area is currently used for agricultural and industrial purposes. This Amendment does not in any way replace the City's current land use planning or zoning regulation process.

### **Section 8: Relocation**

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

### **Section 9: Proposed Projects**

The initial Proposed Projects in the Area, as amended, may include:

- a. The installation of infrastructure associated with attracting development, including but not limited to, streets, water, sewer, electric and rail infrastructure, and other public infrastructure improvements to a portion of 420th Street and surrounding area. The need for such improvements is expected to be created by development projects within the Urban Renewal Area.
- b. Offering financial incentives, including but not limited to, the provision of land, grants, loans or other incentives to entities locating in the Area to build a foundry and related support industries for the renewable energy industry.

### **Section 10: Financial Data**

1. Constitutional Debt Limit:         \$ 130,927,980
2. Current general obligation debt:   \$ 91,565,000
3. Proposed amount of indebtedness to be incurred: Although a specific amount of loans, advances, indebtedness or bonds to be included for projects over time has not yet been determined, it is anticipated that the cost of the proposed projects identified in Section 9 ("Proposed Projects" above) will be between \$55-65 million, depending on the number and quality of businesses the City is able to attract over time. In no event will debt be incurred that would exceed the City's debt capacity. It is further expected that loans, advances, indebtedness or bonds to be incurred for the Proposed Projects or subsequent projects, including interest on the same, will be financed in whole or in part with tax increment revenues from the Urban Renewal Area. The City Council will consider each request for

financial assistance or a project proposal on a case-by-case basis to determine if it is in the City's best interest to participate.

### **Section 11: Property Acquisition/Disposition**

The City may provide incentives for land acquisition in the Area. The City will follow applicable procedures for the acquisition and disposition of property.

### **Section 12: Urban Renewal Plan Amendments**

This Urban Renewal Plan may be amended from time to time for a number of reasons, including but not limited to, to change the boundaries, to add or change land use controls or regulations, to modify goals or types of renewal activities or projects, or to amend property acquisition and disposition provisions.

If the City of Iowa City desires to amend this Urban Renewal Plan, it may do so after following applicable statutory procedures.

### **Section 13: Consent to Include Agricultural Land**

The Scott Six Urban Renewal Area contains land that is defined as agricultural land by Iowa Code Section 403.17(3). The City is the sole owner of such land and will consider a resolution consenting to its inclusion within the Urban Renewal Area.

### **Section 15: Effective Period**

This Urban Renewal Plan, as amended, will become effective upon its adoption by the City Council of Iowa City and will remain in effect until it is repealed by the City Council. With respect to any property covered by this Amendment No. 1 which is included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue", as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any grants, loans, advances, indebtedness or bonds which qualify for payment from the incremental property tax revenues attributable to that Amendment No 1 property. However, the use of tax increment financing revenues (including the amount of grants, loans, advances, indebtedness or bonds which qualify for payment for the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under the Urban Renewal Plan shall be limited as deemed appropriate by the Council and consistent with all applicable provisions of law.

**ADDENDUM No. 1**  
**Legal Description**

Commencing at the Southwest Corner of Section 19, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence  $NO0^{\circ}03'29''W$ , along the West Line of the Southwest Quarter of said Section 19, a distance of 254.86 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6 and the Point of Beginning; Thence continuing  $NO0^{\circ}03'29''W$ , along said West Line, 404.57 feet, to a point on the Easterly Right-of-Way Line of Scott Boulevard; Thence Northeasterly, 386.13 feet, along the Easterly Right-of-Way Line of Scott Boulevard and a 1481.54 foot radius curve, concave Northwesterly, whose 385.04 foot chord bears  $N07^{\circ}23'39''E$ ; Thence  $N00^{\circ}03'29''E$ , along said Right-of-Way Line, 1605.27 feet, to a point on the North Line of said Southwest Quarter, Thence  $NO0^{\circ}18'56''W$ , along said Right-of-Way Line, 579.87 feet, to a point on the South Right-of-Way of the Heartland Rail Corporation; Thence  $S62^{\circ}09'30''E$ , along said South Right-of-Way Line, 749.90 feet; Thence  $S00^{\circ}03'29''E$ , 300.25 feet; Thence  $S11^{\circ}43'38''W$ , 1240.47 feet; Thence  $S06^{\circ}00'20''W$ , 173.94 feet; Thence  $S02^{\circ}29'45''W$ , 230.00 feet; Thence  $S87^{\circ}30'15''E$ , 266.70 feet; Thence  $S02^{\circ}29'45''W$ , 861.87 feet; Thence Southwesterly, 16.33 feet, along a 300.00 foot radius curve, concave Southeasterly, whose 16.33 foot chord bears  $S01^{\circ}12'12''W$ ; Thence  $S00^{\circ}21'22''E$ , 65.50 feet, to a point on the South Line of said Southwest Quarter, Thence  $S89^{\circ}38'37''W$ , along said South Line, 209.90 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6; Thence Northwesterly 175.60 feet, along said Right-of-Way Line and a 5830.00 foot radius curve, concave Southwesterly, whose 175.59 foot chord bears  $N59^{\circ}59'08''W$ ; Thence  $N60^{\circ}50'54''W$ , along said Right-of-Way Line, 337.19 feet, to the Point of Beginning. Said tract of land contains 38.93 acres, and is subject to easements and restrictions of record

AND

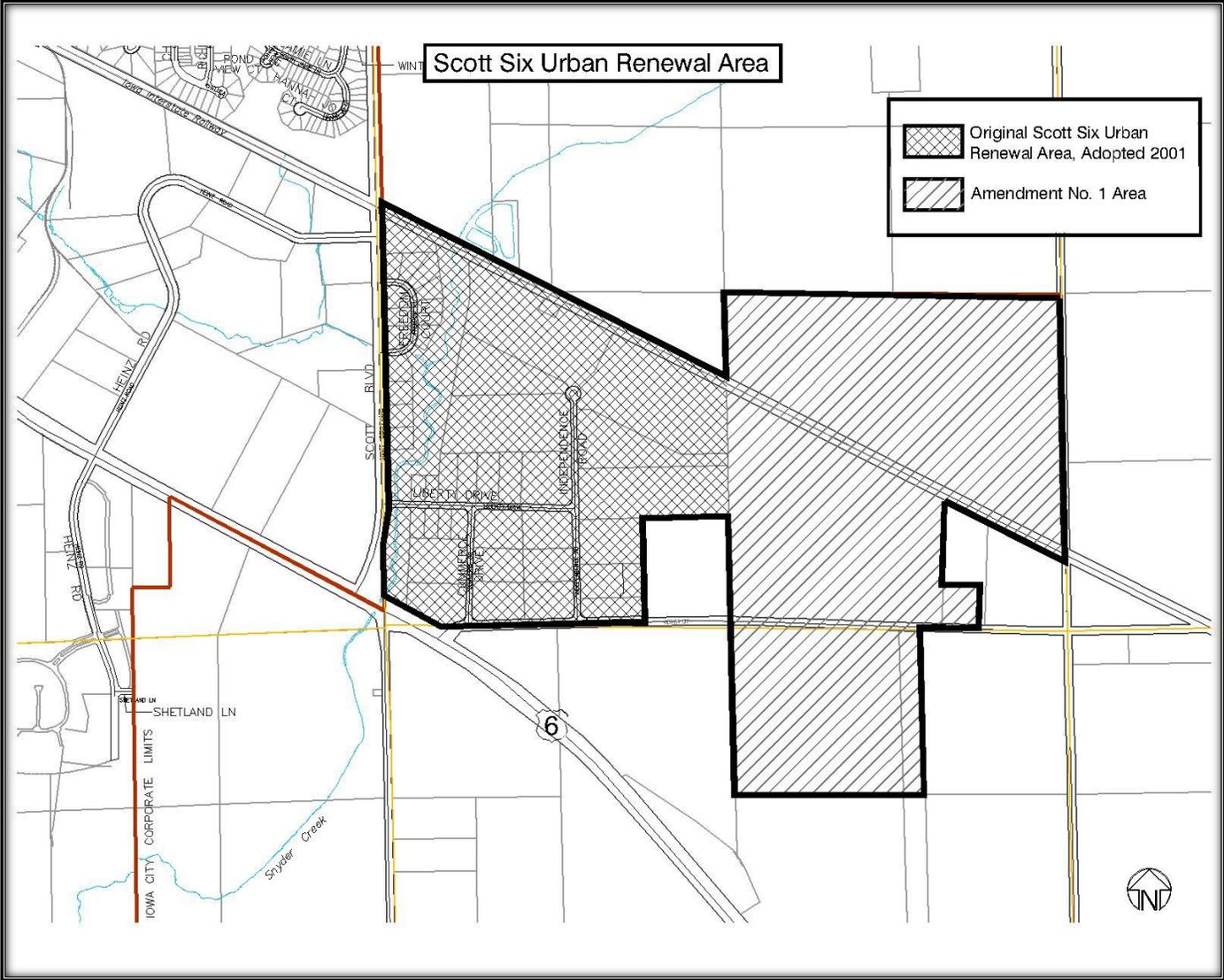
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AND

## Amendment No. 1 Area

The NW quarter of the NE quarter of Section 30, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa; also including the west 5.32 acres of the NE quarter of the NE quarter of said Section 30; and including all of the NW, NE, and SW quarters of the SE quarter of Section 19, Township 79N, Range 5W of the Fifth Principal Meridian, Johnson County, Iowa, and all of the SE quarter of the SE quarter of said Section 19 lying north of the southern right-of-way boundary of the Iowa Interstate Railroad; thence beginning at the SE corner of Nathaniel's Addition of the County of Johnson County, which is on the centerline of 420<sup>th</sup> Street, west 40'; thence W295', N338', E295', and S386'; also that portion of land lying south of the Iowa Interstate Railroad to the centerline of 420<sup>th</sup> Street between the western boundary of Nathaniel's Addition and the eastern boundary of the SW quarter of the SE quarter of said Section 19.

**ADDENDUM No. 2  
SCOTT-SIX URBAN RENEWAL AREA MAP**



**Scott – Six**  
**Urban Renewal Plan**

Council Member Thornberry then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE SCOTT - SIX URBAN RENEWAL PLAN THEREFOR" and moved that the same be adopted. Council Member Vanderhoef seconded the motion to adopt. The roll was called and the vote was,

AYES: Novick, Thornberry, Vanderhoef, Baker, Lehman,

Norton

NAYS: Kubby

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 97-255

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE SCOTT - SIX URBAN RENEWAL PLAN THEREFOR.

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed Scott - Six Urban Renewal Plan for the area described below has been prepared, which proposed Plan is on file in the office of the City Clerk and which is incorporated herein by reference; and

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

Parcel I (to be rezoned CI-1): Commencing at the Southwest Corner of Section 19, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence  $N00^{\circ}03'29''W$ , along the West Line of the Southwest Quarter of said Section 19, a distance of 254.86 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6 and the Point of Beginning; Thence continuing  $N00^{\circ}03'29''W$ , along said West Line, 404.57 feet, to a point on the Easterly Right-of-Way Line of Scott Boulevard; Thence Northeasterly, 386.13 feet, along the Easterly Right-of-Way Line of Scott Boulevard and a 1481.54 foot radius curve, concave Northwesterly, whose 385.04 foot chord bears  $N07^{\circ}23'39''E$ ; Thence  $N00^{\circ}03'29''E$ , along said Right-of-Way Line, 1605.27 feet, to a point on the North Line of said Southwest Quarter, Thence  $N00^{\circ}18'56''W$ , along said Right-of-Way Line, 579.87 feet, to a point on the South Right-of-Way of the Heartland Rail Corporation; Thence  $S62^{\circ}09'30''E$ , along said South Right-of-Way Line, 749.90 feet; Thence  $S00^{\circ}03'29''E$ , 300.25 feet; Thence  $S11^{\circ}43'38''W$ , 1240.47 feet; Thence  $S06^{\circ}00'20''W$ , 173.94 feet; Thence  $S02^{\circ}29'45''W$ , 230.00 feet; Thence  $S87^{\circ}30'15''E$ , 266.70 feet; Thence  $S02^{\circ}29'45''W$ , 861.87 feet; Thence Southwesterly, 16.33 feet, along a 300.00 foot radius curve, concave Southeasterly, whose 16.33 foot chord bears  $S01^{\circ}12'12''W$ ; Thence  $S00^{\circ}21'22''E$ , 65.50 feet, to a point on the South Line of said Southwest Quarter, Thence  $S89^{\circ}38'37''W$ , along said South Line, 209.90 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6; Thence Northwesterly 175.60 feet, along said Right-of-Way Line and a 5830.00 foot radius curve, concave Southwesterly, whose 175.59 foot chord bears  $N59^{\circ}59'08''W$ ; Thence  $N60^{\circ}50'54''W$ , along said Right-of-Way Line, 337.19 feet, to the Point of Beginning. Said tract of land contains 38.93 acres, and is subject to easements and restrictions of record.

Parcel II (to be rezoned I-1): Commencing at the Southwest Corner of Section 19, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence N00°03'29"W, along the West Line of the Southwest Quarter of said Section 19, a distance of 254.86 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6; Thence S60°50'54"E, along said Northerly Right-of-Way Line, 337.19 feet; Thence Southeasterly 175.60 feet, along said Right-of-Way Line and a 5830.00 foot radius curve, concave Southwesterly, whose 175.59 foot chord bears S59°59'08"E, to a point on the South Line of said Southwest Quarter; Thence N89°38'37"E, along said South Line, 209.90 feet, to the Point of Beginning; Thence N00°21'22"W, 65.50 feet; Thence Northeasterly, 16.33 feet, along a 300.00 foot radius curve, concave Southeasterly, whose 16.33 foot chord bears N01°12'12"E; Thence N02°29'45"E, 861.87 feet; Thence N87°30'15"W, 266.70 feet; Thence N02°29'45"E, 230.00 feet; Thence N06°00'20"E, 173.94 feet; Thence N11°43'38"E, 1240.47 feet; Thence N00°03'29"W, 300.25 feet, to a point on the Southerly Right-of-Way Line of Heartland Rail Corporation; Thence S62°09'30"E, along said Southerly Right-of-Way Line, 2261.25 feet, to a point on the East Line of said Southwest Quarter; Thence S00°00'45"E, along said East Line, 990.27 feet; Thence S89°38'37"W, 670.00 feet; Thence S00°00'45"E, 813.00 feet to a point on the South Line of said Southwest Quarter; Thence S89°38'37"W along said South Line, 1380.99 feet, to the point of Beginning. Said tract of land contains 101.57 acres, and is subject to easements and restrictions of record.

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said proposed Urban Renewal Plan to be known hereafter as the "Scott - Six Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Scott - Six Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for development of the City as a whole, prior to City Council approval of such urban renewal project and an urban renewal plan therefor; and

WHEREAS, creation of the Scott - Six Urban Renewal Plan Area and adoption of the Scott - Six Urban Renewal Plan therefor has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report filed herewith and incorporated herein by this reference; and

WHEREAS, by resolution adopted on April 8, 1997, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Scott - Six Urban Renewal Plan and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Scott - Six Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the designated representative of the City filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by said resolution this Council also set a public hearing on the adoption of the proposed Scott - Six Urban Renewal Plan for this meeting of the Council, and due and proper notice of said public hearing was given, as provided by law, by timely publication in the Press - Citizen, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Scott - Six Urban Renewal Plan" for the area of the City of Iowa City, Iowa legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Scott - Six Urban Renewal Plan Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

**Section 2. This Council further finds:**

a. A feasible method exists for the location of families who will be displaced from the Scott - Six Urban Renewal Plan Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b. The Scott - Six Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c. As to those areas of open land to be acquired by the City included within the Scott - Six Urban Renewal Plan Area:

i. There is, at this time, no intention to develop any portion for residential purposes.

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

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

**Section 4. That the Scott - Six Urban Renewal Plan, attached hereto as Exhibit A and incorporated herein by reference, be and the same is hereby approved and adopted as the "Scott - Six Urban Renewal Plan for the Scott - Six Urban Renewal Plan Area"; the Scott - Six Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of said Scott - Six Urban Renewal Plan with the proceedings of this meeting.**

**Section 5. That the Scott - Six Urban Renewal Plan for the Scott - Six Urban Renewal Plan Area shall be in full force and effect from the date of this resolution until the later of the date of termination set forth in the Scott - Six Urban Renewal Plan or the**

date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Scott - Six Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 29th day of July, 1997.

Naomi J. Novick  
Mayor

ATTEST:

Marian K. Kan  
City Clerk

JKOVACEV\85940\1\10714046

Approved By  
[Signature]  
City Attorney's Office 6-12-97

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Section 2 - Urban Renewal Plan Objectives

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Section 4 - Proposed Urban Renewal Actions

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Section 6 - Relocation of Families

Section 7 - Current Debt and Proposed Indebtedness

Section 8 - Other Provisions Necessary to Meet State & Local Requirements

Section 9 - Procedures for Changes in Approved Plan

Addendum No. 1 - Legal Description

Addendum No. 2 - Scott-Six Urban Renewal Project Area Map

## Introduction

The **Iowa City Comprehensive Plan - 1989 Update** states as economic development goals the need to (1) diversify and increase the property tax base by encouraging the retention and expansion of existing industry, (2) increase employment opportunities consistent with the available labor force, (3) provide and protect areas suitable for future industrial and commercial development, and (4) provide for the extension of infrastructure which will induce development in areas designated for industrial and commercial growth. The Comprehensive Plan states that the City of Iowa City, referred to hereafter as the City, may provide financial incentives to encourage development that will help the City achieve these goals.

The City and the region have found it difficult to foster the economic well-being of the community through industrial development due to the high price of land. The City has concluded it is in the interest of its citizens to encourage the development of an industrial park in order to provide industrial land at a price affordable to industrial development. To assist with ensuring that the price of land is affordable, the City intends to make available the use of tax increment financing as a means to finance the construction of some of the necessary infrastructure improvements within the Scott-Six Urban Renewal Plan Area, referred to hereafter in this Plan as the Urban Renewal Project Area. In addition, the City will make available the use of tax increment financing to provide direct grants, loans, or rebates for qualifying businesses planning to locate in the Urban Renewal Project Area.

To achieve the primary objectives of this Plan, the City of Iowa City shall undertake the urban renewal actions as specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapter 403 of the 1997 Code of Iowa, as amended.

### Urban Renewal Plan Objectives

The overall goal of the Scott-Six Urban Renewal Plan is to formulate and execute a workable program using public and private resources to develop the Urban Renewal Project Area for industrial development. The following objectives have been established for the proposed Urban Renewal Project Area:

- To encourage and support development that will expand the taxable values of property within the Urban Renewal Project Area.
- To encourage the development of start-up firms, the expansion of existing businesses, and the attraction of new industries.
- To provide for the orderly physical and economic growth of the city.
- To enhance the availability of sites to accommodate the construction of new industrial buildings;

- To assist with the provision of infrastructure to enable competitive land prices and lease rates;
- To make public improvements as deemed necessary by the City to support new industrial development;
- To provide financial incentives and assistance to qualifying businesses.

## **Description of Urban Renewal Area**

The legal description of this proposed Urban Renewal Project Area is included in the Plan as Addendum No. 1 - Legal Description.

The location and general boundaries of the Scott-Six Urban Renewal Plan Area are shown on Addendum No. 2 - Location Map: Scott-Six Urban Renewal Project Area. This area is approximately 140 acres.

## **Proposed Urban Renewal Actions**

Proposed urban renewal actions will consist of private site improvements, public infrastructure improvements, and financial incentives to encourage industrial development.

### **Private Site Improvements**

Site improvements may include, but are not limited to, design and construction of buildings, grading for building construction and amenities; adequate paving and parking; adequate landscaping; and on-site utilities. Tax increment financing may be used by qualifying businesses to finance these private site improvements. Qualifying businesses must meet the requirements of the *Financial Incentives* section in order to use tax increment financing for private site improvements.

### **Public Infrastructure Improvements**

Public infrastructure improvements may include, but are not limited to, stormwater management facilities, public streets and sidewalks, sanitary sewers, storm sewers, and open space improvements. Public infrastructure improvements may include improvements to that portion of 420th Street to the south and east of the Urban Renewal Area, which need for said improvements would be created by development projects within the Urban Renewal Area. Tax increment financing shall be available to finance the construction of these improvements, in whole or in part, at the City Council's discretion.

## **Financial Incentives**

Tax increment financing shall be available for providing direct grants, loans, or rebates for those qualifying businesses engaged in light manufacturing or wholesale trade and warehouse establishments allowed in the Intensive Commercial (CI-1) Zone, and the industrial uses allowed in the General Industrial (I-1) Zone. The funds from the direct grants, loans, or rebates may be used for, but are not limited to, financing the private site improvements listed above. Qualifying businesses shall be determined by the City Council. The Council's determination shall be based upon the financial assistance guidelines outlined in Addendum A of the "Economic Development Policies, Strategies, and Actions for the City of Iowa City".

## **Conformance with Land Use Policy and Zoning Ordinance**

### **Comprehensive Plan**

The Land Use Map contained in the Comprehensive Plan illustrates the Urban Renewal Project Area for industrial development which is consistent with this Urban Renewal Plan.

### **Current Zoning**

The Project Area is presently zoned I-1, General Industrial Zone, and CI-1, Intensive Commercial Zone which is consistent with this Urban Renewal Plan.

### **Current and Proposed Land Uses**

The Project Area is presently used for agricultural purposes. The proposed land uses include commercial and industrial purposes which are consistent with the current zoning.

## **Relocation of Families**

The Urban Renewal Area contains one single-family structure located in the northwest corner of the Area. The structure is presently rented as a residence on a month to month basis. When the northwest corner is ready for commercial/industrial development, the property owner shall give the tenant thirty days notice to move out of the premises. Given this arrangement, the tenant assumes the responsibility of relocating to a new residence.

## Current Debt and Proposed Indebtedness

### List of Current General Obligation Debt

#### General Obligation Debt by Issue

<u>Issue Date</u>	<u>Original Amount</u>	<u>Interest Rates</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>	<u>Notes</u>
1988	\$ 1,260,000	6.3%-6.4%	6/98	\$ 260,000	(1)
1989	2,960,000	5.9%-6.1%	6/00	1,200,000	(2)
1990	2,300,000	5.7%-6.2%	6/01	1,125,000	(3)
1991	2,340,000	5.4%-5.6%	6/02	1,350,000	(4)
1992	4,870,000	4.45%-5.50%	6/02	2,695,000	(5)
1992	3,450,000	4.75%-5.20%	6/07	2,740,000	(6)
1994	7,370,000	4.6%-4.7%	6/04	5,875,000	(7)
1995	8,500,000	4.8%-5.125%	6/07	7,790,000	(8)
1996	6,100,000	3.6%-5.5%	6/15	6,100,000	(9)
1996	295,000	4.2%-5.0%	6/01	295,000	
1997	5,200,000	Being issued	6/07	<u>5,200,000</u>	
<b>Total</b>				<b><u>\$34,630,000</u></b>	

(1) 23.8% abated by water revenue.

(2) 41% abated by sewer revenues.

(3) 14.95% abated by water revenues and 38.44% abated by sewer revenues

(4) 9.40% abated by sewer revenues.

(5) 8.68% abated by special assessment revenue. 10.73% abated by water revenue. 2.94% abated by airport revenue.

(6) 100% abated by parking revenue.

(7) 32.1% abated by sewer revenues and 20.5% abated by water revenues.

(8) 23.88% abated by sewer revenues and 57.88% abated by water revenues.

(9) 72.89% abated by water revenues.

## **Current Constitutional Debt Limit of the City of Iowa City**

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

*"Indebtedness of political or municipal corporations. No county, or other political or municipal corporation shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation-to be ascertained by the last State and County tax lists, previous to the incurring of such indebtedness."*

### **Debt Limit Computation**

Total Assessed Actual Valuation	\$2,168,696,093
Legal Debt Limit of 5% of 1996 Assessed Actual Value	\$108,434,805
Debt Chargeable Against Limit	34,630,000
Legal Debt Limit Available	\$73,804,805

### **Proposed Amount of Indebtedness:**

Through the actions of this urban renewal plan, the City of Iowa City proposes to potentially incur indebtedness for public infrastructure improvements, private site improvements, and financial incentives to qualifying businesses.

## Other Provisions Necessary to Meet State and Local Requirements

Chapter 403 of the 1997 Code of Iowa, as amended, authorizes cities to exercise urban renewal powers and certain other powers for the development of economic development areas. Certain provisions must be fulfilled to exercise these powers. These provisions and the method(s) by which the City of Iowa City proposes to fulfill these provisions (shown with an \*) are detailed below.

Provision: A Resolution of necessity finding that a slum, blighted, and/or an economic development area exists in the community and that designation of this area as a proposed Urban Renewal Project Area is appropriate.

- \* A Resolution of Necessity was adopted by the City Council on \_\_\_\_\_, 1997. This Resolution of Necessity declares the area encompassed by this Urban Renewal Plan is appropriate for development in conformance with the City's zoning and comprehensive plan; however, due to certain circumstances, appropriate economic development of industrial park uses has not occurred on the vacant and under-utilized property which exists in the proposed Urban Renewal Project Area.

Provision: A Resolution of Necessity which determines that the proposed Urban Renewal Project Area is in need of economic development because certain conditions exist which effectively hinder development.

- \* A Resolution of Necessity designating the area as meeting the criteria detailed by Chapter 403, Code of Iowa (1997), was adopted by the City Council on \_\_\_\_\_, 1997

Provision: A general plan for the development of the municipality has been adopted.

- \* The City of Iowa City adopted the Iowa City Comprehensive Plan - 1989 Update on July 11, 1989.

Provision: The Planning and Zoning Commission has made and forwarded its recommendation(s) to the City Council as to the conformity of this Urban Renewal Plan with the Iowa City Comprehensive Plan - 1989 Update.

- \* The Planning and Zoning Commission recommendation was forwarded to the City Council on \_\_\_\_\_, 1997

Provision A designated representative of the municipality shall hold a consultation with designated representatives of the affected taxing districts after notice is given by regular mail and prior to the public hearing on the plan.

- \* The consultation with representatives from the affected taxing districts was held on \_\_\_\_\_, 1997. The notice was mailed by regular mail on \_\_\_\_\_, 1997.

Provision Representatives of the affected taxing districts may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. The representative of the municipality shall, no later than seven days prior to the public hearing on the urban renewal plan, submit a written response to the affected taxing entity addressing the affected taxing districts' recommendations to the proposed division of revenue.

- \* Comments were (were not) received from the affected taxing districts by \_\_\_\_\_, 1997, which was seven days following the date of the consultation.

- \* On \_\_\_\_\_, 1997, at least seven days prior to the public hearing on the urban renewal plan, the representative of the municipality did (did not) submit a written response on to the affected taxing entity addressing the affected taxing districts' recommendations to the proposed division of revenue.

Provision: A public hearing on the on the Urban Renewal Plan is held after official publication of the public notice.

- \* The public hearing on the Urban Renewal Plan document pursuant to state law was held on \_\_\_\_\_, 1997. The public notice was published \_\_\_\_\_, 1997, in the Press Citizen, a newspaper having a general circulation in Iowa City.

Provision: Approval of the Urban Renewal Plan by the local public agency after finding that:

(a) A feasible method exists for relocating families.

(b) The Urban Renewal Plan conforms to the general plan known as the Iowa City Comprehensive Plan - 1989 Update.

- \* The plan includes a feasible method for relocating families.

On \_\_\_\_\_, 1997, the City Council of the City of Iowa City by resolution has found this Urban Renewal Plan to be in conformance with the Iowa City Comprehensive Plan - 1989 Update, the adopted general plan for the municipality.

### **Procedures for Changes in Approved Plan**

If the City of Iowa City desires to amend this Urban Renewal Plan, it may do so after providing public notice, holding a public hearing on the proposed change, and undertaking other required actions in conformance with applicable state and local laws.

**Addendum No. 1**  
**Legal Description of the**  
**Proposed Urban Renewal Project Area**

Consisting of a tract of land described as follows:

Parcel I (to be rezoned CI-1): Commencing at the Southwest Corner of Section 19, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence N00°03'29"W, along the West Line of the Southwest Quarter of said Section 19, a distance of 254.86 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6 and the Point of Beginning; Thence continuing N00°03'29"W, along said West Line, 404.57 feet, to a point on the Easterly Right-of-Way Line of Scott Boulevard; Thence Northeasterly, 386.13 feet, along the Easterly Right-of-Way Line of Scott Boulevard and a 1481.54 foot radius curve, concave Northwesterly, whose 385.04 foot chord bears N07°23'39"E; Thence N00°03'29"E, along said Right-of-Way Line, 1605.27 feet, to a point on the North Line of said Southwest Quarter, Thence N00°18'56"W, along said Right-of-Way Line, 579.87 feet, to a point on the South Right-of-Way of the Heartland Rail Corporation; Thence S62°09'30"E, along said South Right-of-Way Line, 749.90 feet; Thence S00°03'29"E, 300.25 feet; Thence S11°43'38"W, 1240.47 feet; Thence S06°00'20"W, 173.94 feet; Thence S02°29'45"W, 230.00 feet; Thence S87°30'15"E, 266.70 feet; Thence S02°29'45"W, 861.87 feet; Thence Southwesterly, 16.33 feet, along a 300.00 foot radius curve, concave Southeasterly, whose 16.33 foot chord bears S01°12'12"W; Thence S00°21'22"E, 65.50 feet, to a point on the South Line of said Southwest Quarter, Thence S89°38'37"W, along said South Line, 209.90 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6; Thence Northwesterly 175.60 feet, along said Right-of-Way Line and a 5830.00 foot radius curve, concave Southwesterly, whose 175.59 foot chord bears N59°59'08"W; Thence N60°50'54"W, along said Right-of-Way Line, 337.19 feet, to the Point of Beginning. Said tract of land contains 38.93 acres, and is subject to easements and restrictions of record.

Parcel II (to be rezoned I-1): Commencing at the Southwest Corner of Section 19, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence N00°03'29"W, along the West Line of the Southwest Quarter of said Section 19, a distance of 254.86 feet, to a point on the Northerly Right-of-Way Line of U.S. Highway No. 6; Thence S60°50'54"E, along said Northerly Right-of-Way Line, 337.19 feet; Thence Southeasterly 175.60 feet, along said Right-of-Way Line and a 5830.00 foot radius curve, concave Southwesterly, whose 175.59 foot chord bears S59°59'08"E, to a point on the South Line of said

Southwest Quarter; Thence N89°38'37"E, along said South Line, 209.90 feet, to the Point of Beginning; Thence N00°21'22"W, 65.50 feet; Thence Northeasterly, 16.33 feet, along a 300.00 foot radius curve, concave Southeasterly, whose 16.33 foot chord bears N01°12'12"E; Thence N02°29'45"E, 861.87 feet; Thence N87°30'15"W, 266.70 feet; Thence N02°29'45"E, 230.00 feet; Thence N06°00'20"E, 173.94 feet; Thence N11°43'38"E, 1240.47 feet; Thence N00°03'29"W, 300.25 feet, to a point on the Southerly Right-of-Way Line of Heartland Rail Corporation; Thence S62°09'30"E, along said Southerly Right-of-Way Line, 2261.25 feet, to a point on the East Line of said Southwest Quarter; Thence S00°00'45"E, along said East Line, 990.27 feet; Thence S89°38'37"W, 670.00 feet; Thence S00°00'45"E, 813.00 feet to a point on the South Line of said Southwest Quarter; Thence S89°38'37"W along said South Line, 1380.99 feet, to the point of Beginning. Said tract of land contains 101.57 acres, and is subject to easements and restrictions of record.

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**ADDENDUM 2**  
**Location Map**  
**SCOTT-SIX INDUSTRIAL PARK**  
**URBAN RENEWAL PROJECT AREA**

