F3a

(These agenda item(s) should be incorporated with the other items in your regular agenda and posted/published as required.)

AGENDA ITEM(S)

Governmental Body:	The City Council of the City of Hiawatha in the State of Iowa.
Date of Meeting:	February 15, 2017.
Time of Meeting:	5:30 P.M.
Place of Meeting:	Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Hiawatha Urban Renewal Plan

- Public hearing on the proposal to enter into a Development Agreement with BDP Property Management, L.L.C. and Petersen Pet Hospital, P.C.
- Resolution approving and authorizing execution of a Development Agreement by and among the City of Hiawatha, BDP Property Management, L.L.C., and Petersen Pet Hospital, P.C.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

_____
City Clerk, City of Hiawatha in the State of Iowa

February 15, 2017

The City Council of the City of Hiawatha in the State of Iowa, met in _____ session, in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, at 5:30 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and among the City of Hiawatha, BDP Property Management, L.L.C., and Petersen Pet Hospital, P.C., and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 364.6 of the City Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF HIAWATHA, BDP PROPERTY MANAGEMENT, L.L.C. AND PETERSEN PET HOSPITAL, P.C.", and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2017, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF HIAWATHA, BDP PROPERTY MANAGEMENT, L.L.C., AND PETERSEN PET HOSPITAL, P.C.

WHEREAS, by Resolution No. 91-68, adopted June 19, 1991, and which has been amended 11 times, lastly by Amendment No. 11 as approved by Resolution No. 16-058 on April 6, 2016, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Hiawatha Urban Renewal Plan (the "Plan") for the Hiawatha Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is on file in the office of the Recorder of Linn County; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City has received a proposal from BDP Property Management, L.L.C. (the "Developer") and Petersen Pet Hospital, P.C. (the "Tenant"), in the form of a proposed Development Agreement (the "Agreement") by and between the City, the Developer, and the Tenant pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Hiawatha Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of an approximately 7,500 square foot building for commercial development, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to five (5) consecutive annual payments of Economic Development Grants to Developer consisting of 75% of the Tax Increments pursuant to Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of $192,500, or the amount accrued under the formula outlined in the proposed Development Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, one of the obligations of the Developer and Tenant relates to employment retention and/or creation; and

WHEREAS, Iowa Code Chapters 15A and 403 authorize cities to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.

b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.

c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.

d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved

and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 15th day of February, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, the undersigned City Clerk of the City of Hiawatha, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2017.

_____
City Clerk, City of Hiawatha, State of Iowa

(SEAL)

01319410-1\10575-142

COUNTY RECORDER'S CERTIFICATE

I, _____, County Recorder of Linn County in the State of Iowa, hereby certify that on the _____ day of _____, 2017, there was filed in my office a copy of a Memorandum of Agreement for Private Development dated _____, 2017, by and among the City of Hiawatha in the State of Iowa, BDP Property Management, L.L.C., and Petersen Pet Hospital, P.C. approved by the City Council on the _____ day of _____, 2017, all duly certified, for recording and the same is recorded in Book _____ at Page _____ of the records in my office.

_____
County Recorder of Linn County in the State of Iowa

(COUNTY SEAL)

01319415-1\10575-142

Type of Document:	**MEMORANDUM OF AGREEMENT FOR PRIVATE DEVELOPMENT AMONG THE CITY OF HIAWATHA, BDP PROPERTY MANAGEMENT, L.L.C., AND PETERSEN PET HOSPITAL, P.C.**
Return Document to:	**Cindy Kudrna** **City of Hiawatha** **101 Emmons Street** **Hiawatha, IA 52233**
Preparer Information:	**Jason L. Comisky** **Ahlers & Cooney, P.C.** **100 Court Ave., Ste. #600** **Des Moines, IA 50309** **(515) 243-7611**
Taxpayer Information:	**N/A**

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION:	See first page of the Memorandum of Agreement for Private Development.

01319438-1\10575-142

AGREEMENT FOR PRIVATE DEVELOPMENT

By and between

CITY OF HIAWATHA, IOWA

AND

BDP PROPERTY MANAGEMENT, L.L.C.

AND

PETERSEN PET HOSPITAL, P.C.

_____, 2017

Execution Version

AGREEMENT
FOR
PRIVATE DEVELOPMENT

THIS AGREEMENT FOR PRIVATE DEVELOPMENT ("Agreement"), is made on or as of the 15 day of February, 2017, by and between the CITY OF HIAWATHA, IOWA, a municipality ("City"), established pursuant to the Code of Iowa of the State of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2015, as amended ("Urban Renewal Act"), BDP PROPERTY MANAGEMENT, L.L.C., an Iowa limited liability company, having offices for the transaction of business at 840 Woodland Dr, Robins, Iowa 52328 ("Developer") and PETERSEN PET HOSPITAL, P.C. an Iowa professional corporation, having offices for the transaction of business at 1031 Kacena Road, Hiawatha, Iowa 52233 ("Tenant").

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for the development of an economic development area in the City and, in this connection, is engaged in carrying out urban renewal project activities in an area known as the Hiawatha Urban Renewal Area (the "Urban Renewal Area"), which is described in the Urban Renewal Plan approved for such area by Resolution No. 91-68 on June 19, 1991 and which has been amended 11 times, lastly by Amendment No. 11 as approved by Resolution No. 16-058 on April 6, 2016 (the "Urban Renewal Plan"); and

WHEREAS, a copy of the foregoing Urban Renewal Plan, as amended, has been recorded among the land records in the office of the Recorder of Linn County, Iowa; and

WHEREAS, Developer is the owner of certain real property located in the foregoing Urban Renewal Area and as more particularly described in Exhibit A attached hereto and made a part hereof (which property as so described is hereinafter referred to as the "Development Property"); and

WHEREAS, Developer is willing to cause certain improvements to be constructed on the Development Property and Developer and Tenant will thereafter cause the same to be operated in accordance with this Agreement; and

WHEREAS, Developer has entered or will enter into a lease agreement with Tenant who will operate a small animal veterinary hospital at the Minimum Improvements and Developer will allow Tenant to remain on the property to operate its business until at least the Termination Date of this Agreement; and

WHEREAS, the City is willing to provide certain incentives in consideration for Developers and Tenants obligations all pursuant to the terms and conditions of this Agreement; and

WHEREAS, the City believes that the development of the Development Property pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I. DEFINITIONS

Section 1.1. Definitions. In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement for Private Development and all exhibits and appendices hereto, as the same may be from time to time modified, amended or supplemented.

Area or Urban Renewal Area means the area known as the Hiawatha Urban Renewal Area (as amended).

BDP Property Management, L.L.C. TIF Account means a separate account within the Hiawatha Urban Renewal Tax Increment Revenue Fund of the City, in which there shall be deposited Tax Increments received by the City with respect to the Minimum Improvements and the Development Property.

Certificate of Completion means a certification in the form of the certificate attached hereto as Exhibit C and hereby made a part of this Agreement.

City means the City of Hiawatha, Iowa, or any successor to its functions.

Code means the Code of Iowa, 2015, as amended.

Commencement Date means the date of this Agreement.

Construction Plans means the plans, specifications, drawings and related documents reflecting the construction work to be performed by the Developer on the Development Property; the Construction Plans shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the building inspector of the City as required by applicable City codes.

Developer means BDP Property Management, L.L.C., and it's permitted successors and assigns.

Development Property means that portion of the Hiawatha Urban Renewal Area described in Exhibit A.

Economic Development Grants means the payments to be made by the City to Developer under Article VIII of this Agreement.

Event of Default means any of the events described in Section 10.1 of this Agreement.

First Mortgage means any Mortgage granted to secure any loan made pursuant to either a mortgage commitment obtained by Developer from a commercial lender or other financial institution to fund any portion of the construction costs and initial operating capital requirements of the Minimum Improvements or all such Mortgages as appropriate.

Full-Time Equivalent Employment Unit means the employment by Tenant of the equivalent of one person for 2,000 hours per year, assuming eight hours per day for a five-day, forty-hour work week for fifty weeks per year.

Hiawatha Urban Renewal Tax Increment Revenue Fund means the special fund of the City created under the authority of Section 403.19(2) of the Code and the Ordinance, which fund was created in order to pay the principal of and interest on loans, monies advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds or other obligations issued under the authority of Chapters 15A, 403 or 384 of the Code, incurred by the City to finance or refinance in whole or in part projects undertaken pursuant to the Urban Renewal Plan for the Urban Renewal Area.

Lease means the lease agreement between Tenant and Developer of the Minimum Improvements on the Development Property.

Minimum Improvements means the construction of a 7,500 square foot building for commercial development as a veterinary hospital as more particularly described in Exhibit B to this Agreement. The increased value after construction of the Minimum Improvements for the purpose of this Agreement is expected to be approximately $1,800,000, but the Linn County Assessor will make the final determination as to the value.

Mortgage means any mortgage or security agreement in which Developer or Tenant has granted a mortgage or other security interest in the Development Property, or any portion or parcel thereof, or any improvements constructed thereon.

Net Proceeds means any proceeds paid by an insurer to Developer or Tenant under a policy or policies of insurance required to be provided and maintained by Developer, as the case may be, pursuant to Article V of this Agreement and remaining after deducting all expenses (including fees and disbursements of counsel) incurred in the collection of such proceeds.

Ordinance means Ordinance Number 824 and prior related ordinances of the City, under which the taxes levied on the taxable property in the Urban Renewal Area shall be divided and a portion paid into the Hiawatha Urban Renewal Tax Increment Revenue Fund.

Project means the construction and operation of the Minimum Improvements on the Development Property and the creation and maintenance of jobs, as described in this Agreement.

State means the State of Iowa.

Tax Increments means the property tax revenues on the Minimum Improvements divided and made available to the City for deposit in the BDP Property Management, L.L.C. TIF Account of the Hiawatha Urban Renewal Tax Increment Revenue Fund under the provisions of Section 403.19 of the Code, as amended, and the Ordinance.

Tenant means Petersen Pet Hospital, P.C. and its permitted successors and assigns.

Termination Date means the date of termination of this Agreement, as established in Section 12.8 of this Agreement.

Unavoidable Delays means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to storms, floods, fires, explosions or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts of any federal, State or local governmental unit (other than the City).

Urban Renewal Plan means the Urban Renewal Plan, as amended, approved with respect to the Hiawatha Urban Renewal Area, described in the preambles hereof.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

a. The City is a municipal corporation and municipality organized under the provisions of the Constitution and the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

b. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions or provisions of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the City is now a party or by which it is bound, nor do they constitute a default under any of the foregoing.

c. All covenants, stipulations, promises, agreements, and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of the City only, and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

Section 2.2. Representations and Warranties of Developer. Developer makes the following representations and warranties:

a. BDP Property Management, L.L.C. is an Iowa limited liability company duly organized and validly existing under the laws of the State of Iowa, and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under the Agreement.

b. This Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by the City and Tenant, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the governing documents of Developer or of any contractual

restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

e. Developer will cause the Minimum Improvements to be constructed in accordance with the terms of this Agreement, the Urban Renewal Plan, and all local, State, and federal laws and regulations.

f. Developer will use its best efforts to obtain or cause to be obtained, in a timely manner, all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

g. The construction of the Minimum Improvements will require a total investment of approximately $1,300,000 - $1,700,000 for construction costs.

h. Developer has not received any notice from any local, State or federal official that the activities of Developer with respect to the Development Property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has previously been notified in writing). Developer is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State or federal environmental law, regulation or review procedure applicable to the Development Property, and Developer is not currently aware of any violation of any local, State or federal environmental law, regulation or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

i. Developer has firm commitments for construction or acquisition and permanent financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the Minimum Improvements in accordance with the Construction Plans contemplated in this Agreement.

j. Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Minimum Improvements.

k. Developer expects that, barring Unavoidable Delays, the Minimum Improvements will be completed by December 31, 2017.

l. Developer would not undertake its obligations under this Agreement without the payment by the City of the Economic Development Grants being made to Developer pursuant to this Agreement.

m. Developer will grant Tenant permission to occupy the Minimum Improvements on the Development Property owned by Developer until at least the Termination Date.

n. Developer will not seek to change the current land assessment category, or the zoning classification, of the Development Property or the Minimum Improvements during the term of this Agreement.

Section 2.3. Representations and Warranties of Tenant. Tenant makes the following representations and warranties:

a. Petersen Pet Hospital, P.C. is an Iowa professional corporation duly organized and validly existing under the laws of the State of Iowa, and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

b. This Agreement has been duly and validly authorized, executed and delivered by Tenant and, assuming due authorization, execution and delivery by the City and Developer, is in full force and effect and is a valid and legally binding instrument of Tenant enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the governing documents of Tenant or of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Tenant is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits or proceedings pending or threatened against or affecting Tenant in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Tenant or which in any manner raises any questions affecting the validity of the Agreement or Tenant's ability to perform its obligations under this Agreement.

e. Tenant will fulfill the employment obligations in Section 6.6 of this Agreement in accordance with the terms of this Agreement, the Urban Renewal Plan, and all local, State, and federal laws and regulations.

f. Tenant has not received any notice from any local, State or federal official that the activities of Tenant with respect to the Development Property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has previously been notified in writing). Tenant is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State or federal environmental law, regulation or review procedure applicable to the Development Property, and Tenant is not currently aware of any violation of any local, State or federal environmental law, regulation or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

g. Tenant will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Minimum Improvements.

h. Tenant would not undertake its obligations under this Agreement without the payment by the City of the Economic Development Grants being made to Developer pursuant to this Agreement.

i. Tenant agrees to occupy the Minimum Improvements on the Development Property owned by Developer until at least the Termination Date.

j. Tenant will not seek to change the current land assessment category or the zoning classification of the Development Property or the Minimum Improvements prior to the Termination Date.

ARTICLE III. CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1. Construction of Minimum Improvements. Developer agrees that it will cause the Minimum Improvements to be constructed on the Development Property in conformance with the Construction Plans submitted to the City. Developer agrees that the scope and scale of the Minimum Improvements to be constructed shall not be significantly less than the scope and scale of the Minimum Improvements as detailed and outlined in the Construction Plans, and shall require a total investment of approximately $1,300,000 - $1,700,000 for construction costs.

Section 3.2. Construction Plans. Developer shall cause Construction Plans to be provided for the Minimum Improvements, which shall be subject to approval by the City as provided in this Section 3.2. The Construction Plans shall be in conformity with the Urban Renewal Plan, this Agreement, and all applicable State and local laws and regulations. The City shall approve the Construction Plans in writing if: (i) the Construction Plans conform to the terms and conditions of this Agreement; (ii) the Construction Plans conform to the terms and conditions of the Urban Renewal Plan; (iii) the Construction Plans conform to all applicable federal, State and local laws, ordinances, rules and regulations, and City permit requirements; (iv) the Construction Plans are adequate for purposes of this Agreement to provide for the construction of the Minimum Improvements; and (v) no Event of Default under the terms of this Agreement has occurred; provided, however, that any such approval of the Construction Plans pursuant to this Section 3.2 shall constitute approval for the purposes of this Agreement only and shall not be deemed to constitute approval or waiver by the City with respect to any building, fire, zoning or other ordinances or regulations of the City, and shall not be deemed to be sufficient plans to serve as the basis for the issuance of a building permit if the Construction Plans are not as detailed or complete as the plans otherwise required for the issuance of a building permit. The site plans submitted to the building official of the City for the Development Property and the surrounding areas where the Minimum Improvements are to be constructed shall be adequate to serve as the Construction Plans, if such site plans are approved by the building official.

Approval of the Construction Plans by the City shall not relieve Developer of any obligation to comply with the terms and provisions of this Agreement, or the provision of applicable federal, State and local laws, ordinances and regulations, nor shall approval of the Construction Plans by the City be deemed to constitute a waiver of any Event of Default.

Approval of Construction Plans hereunder is solely for purposes of this Agreement, and shall not constitute approval for any other City purpose nor subject the City to any liability for the Minimum Improvements as constructed.

Section 3.3. Commencement and Completion of Construction. Subject to Unavoidable Delays, Developer shall cause construction of the Minimum Improvements to be undertaken and completed: (i) by no later than December 31, 2017; or (ii) by such other date as the parties shall mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend this date by a number of days equal to the number of days lost as a result of Unavoidable Delays. All work with respect to the Minimum Improvements shall be in conformity with the Construction Plans approved by the building official or any amendments thereto as may be approved by the building official.

Developer and Tenant agree that they shall permit designated representatives of the City, upon reasonable notice (which does not have to be written), to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction and the progress thereof.

Section 3.4. Certificate of Completion. Upon written request of Developer after issuance of a certificate of completion from the Community Development Department for the Minimum Improvements, the City will furnish Developer with a Certificate of Completion in recordable form, in substantially the form set forth in Exhibit C attached hereto. Such Certificate of Completion shall be a conclusive determination of satisfactory termination of the covenants and conditions of this Agreement with respect to the obligations of Developer to cause construction of the Minimum Improvements.

The Certificate of Completion may be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Development Property at Developer's sole expense. If the City shall refuse or fail to provide a Certificate of Completion in accordance with the provisions of this Section 3.4, the City shall, within twenty (20) days after written request by Developer provide a written statement indicating in adequate detail in what respects Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default under the terms of this Agreement, and what measures or acts it will be necessary, in the opinion of the City, for Developer to take or perform in order to obtain such Certificate of Completion.

Issuance by the City of the Certificate of Completion pursuant to this Section 3.4 is solely for the purposes of this Agreement, and shall not constitute approval for any other City purpose shall it subject the City to any liability for the Development Property or the Minimum Improvements as constructed.

ARTICLE IV. RESERVED

ARTICLE V. INSURANCE

Section 5.1. Insurance Requirements.

a. Developer will provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of the City, furnish the City with proof of payment of premiums on):

i. Builder's risk insurance, written on the so-called "Builder's Risk– Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy.

ii. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damage of at least $1,000,000 for each occurrence. The City shall be named as an additional insured for the City's liability or loss arising out of or in any way associated with the project and arising out of any act, error, or omission of Developer, its directors, officers, shareholders, contractors, and subcontractors or anyone else for whose acts the City may be held responsible (with coverage to the City at least as broad as that which is provided to Developer and not lessened or avoided by endorsement). The policy shall contain a "severability of interests" clause and provide primary insurance over any other insurance maintained by the City.

iii. Workers' compensation insurance with at least statutory coverage.

b. Upon completion of construction of the Minimum Improvements and at all times prior to the Termination Date, Developer and Tenant shall maintain or cause to be maintained, at its cost and expense (and from time to time at the request of the City shall furnish proof of the payment of premiums on), insurance as follows:

i. Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, explosion, water damage, demolition cost, debris removal, and collapse in an amount not less than the full insurable replacement value of the Minimum Improvements, but any such policy may have a deductible amount of not more than $50,000 or self-insurance up to not more than $1,000,000. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of co-insurance provisions or otherwise, without the prior consent thereto in writing by the City. The term "full insurable replacement value" shall mean the actual replacement cost of the Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains, and other uninsurable items) and equipment, and shall be determined from time to time at the request of the City, but not more frequently than once every three years, by an insurance consultant or insurer selected and paid for by Developer and approved by the City.

ii. Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles on or about the Development Property, in the minimum amount for each occurrence and for each year of $1,000,000.

iii. Such other insurance, including workers' compensation insurance respecting all employees of Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

c. All insurance required by this Article V to be provided prior to the Termination Date shall be taken out and maintained in responsible insurance companies selected by Developer and Tenant, which are authorized under the laws of the State to assume the risks covered thereby. Developer and Tenant will deposit annually with the City copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel or modify it without giving written notice to Developer, Tenant and the City at least

thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, Developer and Tenant shall furnish the City evidence satisfactory to the City that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms hereof. In lieu of separate policies, Developer and Tenant may maintain a single policy, or blanket or umbrella policies, or a combination thereof, which provide the total coverage required herein, in which event Developer and Tenant shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

d. Developer and Tenant agree to notify the City immediately in the case of damage exceeding $25,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Net Proceeds of any such insurance shall be paid directly to Developer or Tenant, and Developer and Tenant will forthwith repair, reconstruct, and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer and Tenant will apply the Net Proceeds of any insurance relating to such damage received by Developer or Tenant to the payment or reimbursement of the costs thereof.

e. Developer and Tenant shall complete the repair, reconstruction, and restoration of the Minimum Improvements, whether or not the Net Proceeds of insurance received by Developer or Tenant for such purposes are sufficient.

ARTICLE VI. FURTHER COVENANTS OF DEVELOPER AND TENANT

Section 6.1. Maintenance of Properties. Developer and Tenant will maintain, preserve, and keep its properties within the City (whether owned in fee or a leasehold interest), including but not limited to the Minimum Improvements, in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

Section 6.2. Maintenance of Records. Developer and Tenant will keep at all times proper books of record and account in which full, true, and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer and Tenant relating to this Project in accordance with generally accepted accounting principles, consistently applied throughout the period involved, and Developer and Tenant will provide reasonable protection against loss or damage to such books of record and account.

Section 6.3. Compliance with Laws. Developer and Tenant will comply with all state, federal and local laws, rules and regulations relating to the Development Property and the Minimum Improvements. Developer will lease the Minimum Improvements to Tenant in accordance with all applicable laws, rules, regulations and ordinances.

Section 6.4. Non-Discrimination. In the construction and operation of the Minimum Improvements, Developer and Tenant shall not discriminate against any applicant, employee or tenant because of age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status. Developer and Tenant shall ensure that applicants, employees, and tenants are considered and are treated without regard to their age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status.

Section 6.5. Available Information. Upon request, Developer or Tenant shall promptly provide the City with copies of information requested by City that are related to this Agreement so that City can determine compliance with this Agreement.

Section 6.6. Employment. Tenant shall, and Developer shall ensure that Tenant, continues to employ 20 Full-Time Equivalent Employment Units in the veterinary facility on the Development Property. Tenant shall retain all 20 Full-Time Equivalent Employment Units in order to be eligible for Economic Development Grants. In addition, Tenant shall add at least 4 additional Full-Time Equivalent Employment Units in the veterinary facility on the Minimum Improvements no later than January 1, 2018 and thereafter Tenant shall retain a Monthly Average of at least 24 Full-Time Equivalent Employment Units at the Minimum Improvements until the Termination Date of this Agreement. Developer and Tenant Annual Certification shall show that:

a. a Monthly Average of at least 20 Full-Time Equivalent Employment Units has been maintained from the date of this Agreement through December 31, 2017.

b. a Monthly Average of at least 24 Full-Time Equivalent Employment Units has been maintained from January 1, 2018 through the Termination Date of this Agreement.

"Monthly Average" means the average number of Full-Time Equivalent Employment Units employed as of October 1 of each year and as of the first day of each of the preceding eleven (11) months, as shown in Developer's Annual Certification in Section 6.7. Developer shall not receive any Economic Development Grants if the Monthly Average of Full-Time Equivalent Employment Units employed by Tenant does not meet the requirements of this Section 6.6. See chart in Exhibit E for details. Developer and Tenant shall provide information as requested by the City to determine compliance with the foregoing employment obligations.

Section 6.7. Annual Certification. To assist the City in monitoring the Agreement and performance of Developer and Tenant hereunder, a duly authorized officer of Developer and Tenant shall annually provide to the City: (i) proof that all ad valorem taxes on the Development Property and Minimum Improvements have been paid for the prior fiscal year and any taxes due and payable for the current fiscal year as of the date of certification; (ii) the date of the first full assessment of the Minimum Improvements; (iii) certification that no tenants have relocated to the City from another part of Linn County (except from Cedar Rapids) or a contiguous county in violation of Iowa law and Section 6.10 of this Agreement, that no tenants (except Tenant) are retail operations, and the names of all current tenants, if any; and (iv) certification of the number of Full-Time Equivalent Employment Units employed by Tenant as of October 1 and as of the first day of each of the preceding eleven (11) months (prorated for the first certification); (v) certification that such officer has re-examined the terms and provisions of this Agreement and that at the date of such certificate, and during the preceding twelve (12) months, Developer and Tenant are not, or were not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto. Such statement, proof and certificate shall be provided not later than October 15 of each year, commencing October 15, 2018 and ending on October 15, 2023, both dates inclusive. Developer and Tenant shall provide

supporting information for their Annual Certifications upon request of the City. See Exhibit D for form required for Developer and Tenant Annual Certification.

Section 6.8. Term of Operation. Tenant shall, and Developer shall ensure that Tenant, maintains its operations at the Minimum Improvements on the Development Property, including the employee obligations in Section 6.6, until the Termination Date of this Agreement.

Section 6.9. Developer and Tenant Completion Guarantee. By signing this Agreement, Developer and Tenant hereby guarantee to the City performance by Developer of all the terms and provisions of this Agreement pertaining to Developer's obligations with respect to the construction of the Minimum Improvements. Without limiting the generality of the foregoing, Developer and Tenant guarantee that: (a) construction of the Minimum Improvements shall commence and be completed within the time limits set forth herein; (b) the Minimum Improvements shall be constructed and completed in accordance with the Construction Plans; (c) the Minimum Improvements shall be constructed and completed free and clear of any mechanic's liens, materialman's liens and equitable liens; and (d) all costs of constructing the Minimum Improvements shall be paid when due.

Section 6.10. Relocation. Developer and Tenant agree and covenant not to lease, assign or sublease the Minimum Improvements to any entity that is relocating to the City from another part of Linn County or a contiguous county under the term of this Agreement; provided, however, that they may lease the Minimum Improvements to any entity relocating from the City of Cedar Rapids since there is a fair play agreement in place. In general, use of urban renewal incentives cannot be used for projects that involve a relocating entity unless there is a written agreement regarding the use of economic incentives from the city where the business is currently located and the city to which the business is relocating, either specific to this Project or in general (a fair play or neutrality agreement), or if the City finds the use of tax increment in connection with the relocation is in the public interest, which means that the business has provided a written affirmation that it is considering moving part or all of its operations out of state and such relocation would result in either significant employment or wage loss in Iowa. Developer and Tenant understand and agree that if they lease to a relocating entity, as determined by the City in its sole discretion, the Developer is not eligible to receive all or a pro rata portion of the Economic Development Grants under this Agreement and will be responsible for paying back previously received Economic Development Grants, if applicable.

ARTICLE VII. PROHIBITION AGAINST ASSIGNMENT AND TRANSFER

Section 7.1. Status of Developer and Tenant; Transfer of Substantially All Assets; Assignment. As security for the obligations of Developer and Tenant under this Agreement, Developer and Tenant represent and agree that, prior to the Termination Date, Developer and Tenant will maintain existence as a company and will not wind up or otherwise dispose of all or substantially all of their assets or transfer, convey, or assign their interest in the Development Property, Minimum Improvements or this Agreement to any other party unless: (i) the transferee partnership, corporation, limited liability company or individual assumes in writing all of the obligations of Developer and Tenant under this Agreement; and (ii) the City consents thereto in writing in advance thereof.

In the event that Developer or Tenant wishes to assign this Agreement, including their rights and duties hereunder, Developer and/or Tenant and transferee individual or entity shall request that the City, Developer and/or Tenant consent to an amendment or assignment of this Agreement to accommodate the transfer and to provide for the assumption of all Developer or Tenant (as applicable) obligations

under this Agreement. Such transfer shall not be effective unless and until the City, Developer and/or Tenant consent in writing to an amendment or assignment of this Agreement authorizing the transfer.

Section 7.2. Prohibition Against Use as Non-Taxable or Centrally Assessed Property. During the term of this Agreement, the Developer, Tenant, or their successors, or assigns agree that the Development Property cannot be transferred or sold to a non-profit entity or used for a purpose that would exempt the Development Property or Minimum Improvements from property tax liability. Nor can the Development Property or Minimum Improvements be used as centrally assessed property (including but not limited to, Iowa Code § 428.24 to 428.29 (Public Utility Plants and Related Personal Property); Chapter 433 (Telegraph and Telephone Company Property); Chapter 434 (Railway Property); Chapter 437 (Electric Transmission Lines); Chapter 437A (Property Used in the Production, Generation, Transmission or Delivery of Electricity or Natural Gas); and Chapter 438 (Pipeline Property)).

ARTICLE VIII. ECONOMIC DEVELOPMENT GRANTS

Section 8.1. Economic Development Grants. For and in consideration of the obligations being assumed by Developer and Tenant hereunder, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Urban Renewal Area and the Urban Renewal Act, the City agrees, subject to Developer and Tenant being and remaining in compliance with the terms of this Agreement, to make up to five (5) years of consecutive annual payments of Economic Development Grants to Developer up to a total amount not to exceed One Hundred Ninety-Two Thousand Five Hundred Dollars ($192,500) under the following formula:

Assuming the completion of the Minimum Improvements by December 31, 2017 and full assessment of the Minimum Improvements on January 1, 2018, and debt certification by the City to the Auditor prior to December 1, 2018, the Economic Development Grants shall commence on June 1, 2020 and end on June 1, 2023 pursuant to Section 403.19 of the Urban Renewal Act in the following amounts:

Date	Amount of Economic Development Grants
June 1, 2020	75% of Tax Increments for Fiscal Year 2019-2020, not to exceed $38,500
June 1, 2021	75% of Tax Increments for Fiscal Year 2020-2021, not to exceed $38,500
June 1, 2022	75% of Tax Increments for Fiscal Year 2021-2022, not to exceed $38,500
June 1, 2023	75% of Tax Increments for Fiscal Year 2022-2023, not to exceed $38,500
June 1, 2024	75% of Tax Increments for Fiscal Year 2023-2024, not to exceed $38,500

Each annual payment shall be equal in amount to the above percentages of the Tax Increments, not to exceed $38,500, collected by the City with respect to the Minimum Improvements on the Development Property under the terms of the Ordinance and deposited into the BDP Property Management, L.L.C. TIF Account (without regard to any averaging that may otherwise be utilized under Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding twelve-month period in respect of the Minimum Improvements, but subject to limitation and adjustment as provided in this Article (such payments being referred to collectively as the "Economic Development Grants").

Section 8.2. Payment Schedule. After the Minimum Improvements are first fully assessed and if in compliance with this Agreement, if the Developer and Tenant Annual Certification is timely filed and

contains the information required under Section 6.7 and the Council approves of the same, the City shall certify to the County prior to December 1 of that year its request for the available Tax Increments resulting from the assessments imposed by the County as of January 1 of that year, to be collected by the County and paid to the City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to Developer on the following June 1. (Example: assuming completion by December 2017 and first full assessment on January 1, 2018, if Developer and Tenant certify in October 2018 and the City certifies to the County by December 1, 2018, the first Economic Development Grants would be paid to Developer on June 1, 2020 (for 75% of the Tax Increment, not to exceed $38,500, for fiscal year 2019-2020)). The schedule of the payments for Economic Development Grants set forth in Section 8.1 is based on the first full assessment of the Minimum Improvements being January 1, 2018. If the completion of the Minimum Improvements is delayed so that the Minimum Improvements are not fully assessed as of January 1, 2018, then the first Economic Development Grant will not begin as scheduled, but will be delayed one year. However, in no event shall the schedule of Economic Development Grants be delayed more than one year, meaning that the latest potential date for Developer's first Economic Development Grant, if eligible, is June 1, 2021.

Section 8.3. Maximum Amount of Grants. The aggregate amount of the Economic Development Grants that may be paid to Developer under this Agreement shall be equal to the sum of the total amount of the applicable percentage of Tax Increments collected in respect of the assessments imposed on the Minimum Improvements over the specified time period, but in no event shall exceed Thirty-Eight Thousand Five Hundred Dollars ($38,500) annually or One Hundred Ninety-Two Thousand Five Hundred Dollars ($192,500) over five (5) years.

Section 8.4. Limitations. The Economic Development Grants are only for the Minimum Improvements described in this Agreement (building/improvement increase value only) and not any future expansions which, to be eligible for Economic Development Grants, would be the subject of an amendment or new agreement, at the sole discretion of the City Council.

Section 8.5. Conditions Precedent. Notwithstanding the provisions of Section 8.1 above, the obligation of the City to make an Economic Development Grant in any year shall be subject to and conditioned upon the following:

(a) compliance with the terms of this Agreement, including, but not limited to, the employment obligations in Section 6.6 of this Agreement, and payment of property taxes; and

(b) timely filing by Developer and Tenant of the Annual Certifications required under Section 6.7 hereof and the Council's approval thereof.

In the event that an Event of Default occurs or any certification filed by Developer and Tenant under Section 6.7 (or other information) discloses the existence or prior occurrence of an Event of Default that was not cured or cannot reasonably be cured, the City shall have no obligation thereafter to make any payments to Developer in respect of the Economic Development Grants and the provisions of this Article shall terminate and be of no further force or effect.

Each Annual Certification filed by Developer and Tenant under Section 6.7 hereof shall be considered separately in determining whether the City shall make any of the Economic Development Grant payments available to Developer under this Section. Under no circumstances shall the failure by Developer or Tenant to qualify Developer for an Economic Development Grant in any year serve to

extend the term of this Agreement beyond the Termination Date or the years during which Economic Development Grants may be awarded to Developer or the total amount thereof, it being the intent of parties hereto to provide Developer with an opportunity to receive Economic Development Grants only if Developer and Tenant fully comply with the provisions hereof and Developer becomes entitled thereto, up to the maximum aggregate amount set forth in Sections 8.1 and 8.3.

Section 8.6. Source of Grant Funds Limited.

a. The Economic Development Grants shall be payable from and secured solely and only by amounts deposited and held in the BDP Property Management, L.L.C. TIF Account of the Hiawatha Urban Renewal Tax Increment Revenue Fund of the City. The City hereby covenants and agrees to maintain the Ordinance in force during the term hereof and to apply the appropriate percentage of Tax Increments collected in respect of the Development Property and Minimum Improvements and allocated to the BDP Property Management, L.L.C. TIF Account to pay the Economic Development Grants, as and to the extent set forth in this Article. The Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds. Any commercial and industrial property tax replacement monies that may be received under chapter 441.21A shall not be included in the calculation to determine the amount of Economic Development Grants for which Developer is eligible, and any monies received back under chapter 426C relating to the Business Property Tax Credit shall not be included in the calculation to determine the amount of Economic Development Grants for which Developer is eligible.

b. Each Economic Development Grant is subject to annual appropriation by the City Council each fiscal year. The City has no obligation to make any payments to Developer as contemplated under this Agreement until the City Council annually appropriates the funds necessary to make such payments. The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction or by the City's bond counsel to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no Event of Default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

c. Notwithstanding the provisions of Section 8.1 hereof, the City shall have no obligation to make an Economic Development Grant to Developer if at any time during the term hereof the City fails to appropriate funds for payment, or receives an opinion from its legal counsel to the effect that the use of Tax Increments resulting from the Minimum Improvements to fund an Economic Development Grant to Developer, as contemplated under said Section 8.1, is not authorized or otherwise an appropriate urban renewal activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code, as then constituted or under controlling decision of any Iowa Court having jurisdiction over the subject matter hereof. Upon receipt of any such legal opinion or non-appropriation, the City shall promptly forward notice of the same to Developer. If the non-appropriation or circumstances or legal constraints giving rise to the decision continue for a period during which two

(2) annual Economic Development Grants would otherwise have been paid to Developer under the terms of Section 8.1, the City may terminate this Agreement, without penalty or other liability to the City, by written notice to Developer.

Section 8.7. Use of Other Tax Increments. The City shall be free to use any and all Tax Increments above and beyond the percentages to be given to Developer in this Agreement, or any available Tax Increments resulting from the suspension or termination of the Economic Development Grants, for any purpose for which the Tax Increments may lawfully be used pursuant to the provisions of the Urban Renewal Act (including an allocation of all or any portion thereof to the reduction of any eligible City costs), and the City shall have no obligations to Developer with respect to the use thereof.

Section 8.8. Real Property Taxes. Developer, Tenant or their successors shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Development Property acquired and owned or leased by them and pursuant to the provisions of this Agreement. Until Developer's obligations and Tenant's obligations have been assumed by any other person or legal title to the property is vested in another person, all pursuant to the provisions of this Agreement, Developer and Tenant shall be solely responsible for all assessments and taxes.

Developer, Tenant and their permitted successors and assigns agree that prior to the Termination Date:

a. They will not seek administrative review or judicial review of the applicability or constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Development Property, Minimum Improvements, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and

b. They will not seek any tax exemption deferral or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of real property contained on the Development Property between the date of execution of this Agreement and the Termination Date.

ARTICLE IX. INDEMNIFICATION

Section 9.1. Release and Indemnification Covenants.

a. Developer and Tenant release the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, for purposes of this Article IX, the "Indemnified Parties") from, covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend, and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Minimum Improvements or Development Property.

b. Except for any willful misrepresentation or any willful or wanton misconduct or any unlawful act of the Indemnified Parties, Developer and Tenant agree to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from: (i) any violation of any agreement or condition of this Agreement

(except with respect to any suit, action, demand or other proceeding brought by Developer or Tenant against the City to enforce its rights under this Agreement); (ii) the acquisition and condition of the Development Property and the construction, installation, ownership, and operation of the Minimum Improvements; or (iii) any hazardous substance or environmental contamination located in or on the Development Property.

c. The Indemnified Parties shall not be liable for any damage or injury to the persons or property of Developer or Tenant or their officers, agents, servants or employees or any other person who may be about the Minimum Improvements or Development Property due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants or employees.

d. All covenants, stipulations, promises, agreements, and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of the City, and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

e. The provisions of this Article IX shall survive the termination of this Agreement.

ARTICLE X. REMEDIES

Section 10.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events during the term of this Agreement:

a. Failure by Developer or Tenant to cause the construction of the Minimum Improvements to be completed and the operations to continue pursuant to the terms and conditions of this Agreement;

b. Transfer of Developer's interest or Tenant's interest in the Development Property, Minimum Improvements, or this Agreement or the assets of Developer or Tenant in violation of the provisions of this Agreement;

c. Failure by Developer or Tenant to timely pay ad valorem taxes on the Development Property and Minimum Improvements;

d. Failure by Developer and Tenant to substantially observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement, including but not limited to Sections 6.6, 6.7, 6.8 and 6.9 of this Agreement;

e. The holder of any Mortgage on the Development Property, or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable Mortgage documents;

f. Developer or Tenant:

i. files any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or

ii. makes an assignment for the benefit of its creditors; or

iii. admits in writing its inability to pay its debts generally as they become due; or

iv. is adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of Developer or Tenant as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of Developer, Tenant or the Minimum Improvements, or part thereof, shall be appointed in any proceedings brought against Developer or Tenant, and shall not be discharged within ninety (90) days after such appointment, or if Developer or Tenant shall consent to or acquiesce in such appointment; or

g. Any representation or warranty made by Developer or Tenant in this Agreement or in any written statement or certificate furnished by Developer or Tenant pursuant to this Agreement, shall prove to have been incorrect, incomplete or misleading in any material respect on or as of the date of the issuance or making thereof.

Section 10.2. Remedies on Default. Whenever any Event of Default referred to in Section 10.1 of this Agreement occurs and is continuing, the City may take any one or more of the following actions after giving thirty (30) days' written notice to Developer, Tenant and the holder of the First Mortgage (but only to the extent the City has been informed in writing of the existence of a First Mortgage and been provided with the address of the holder thereof) of the Event of Default, but only if the Event of Default has not been cured to the satisfaction of the City within said thirty (30) days, or if the Event of Default cannot reasonably be cured within thirty (30) days and Developer and Tenant do not provide assurances reasonably satisfactory to the City that the Event of Default will be cured as soon as reasonably possible:

a. The City may suspend its performance under this Agreement until it receives assurances from Developer and Tenant, deemed adequate by the City, that Developer and/or Tenant will cure the default and continue their performance under this Agreement;

b. The City may terminate this Agreement;

c. The City may withhold the Certificate of Completion;

d. The City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of Developer or Tenant, as the case may be, under this Agreement; or

e. The City shall have no obligation to make payment of Economic Development Grants to Developer subsequent to an Event of Default and shall be entitled to recover from the Developer, and the Developer shall repay to the City, an amount equal to the full amount of the Economic Development Grants previously made to Developer under Article VIII hereof, with interest thereon at the highest rate permitted by State law. The City may take any action, including any legal action it deems necessary, to recover such amount from Developer. The City may demand such payment at any time following its determination that Developer or Tenant is in default under this Agreement, including, but not limited to, if Tenant fails to satisfy its employment obligations under Section 6.6 hereof.

Section 10.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 10.5. Agreement to Pay Attorneys' Fees and Expenses.

a. Developer, Tenant and the City shall each pay for its own attorney's fees associated with this Agreement; and

b. Whenever any Event of Default occurs and the City employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of Developer or Tenant herein contained, Developer and Tenant agree that they shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses as may be reasonably and appropriately incurred by the City in connection therewith.

ARTICLE XI. RESERVED

ARTICLE XII. MISCELLANEOUS

Section 12.1. Conflict of Interest. Developer and Tenant represent and warrant that, to their best knowledge and belief after due inquiry, no officer or employee of the City, or their designees or agents, nor any consultant or member of the governing body of the City, and no other public official of the City who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, has had or shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work or services to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure.

Section 12.2. Notices and Demands. A notice, demand or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

a. In the case of Developer, is addressed or delivered personally to BDP Property Management, L.L.C., at 840 Woodland Drive, Robins, Iowa, 52328, Attn: Bradley D. Petersen, President;

b. In the case of Tenant, is addressed or delivered personally to Petersen Pet Hospital, P.C., at 1031 Kacena Road, Hiawatha, IA 52233, Attn: Bradley D. Petersen, President;

c. In the case of the City, is addressed to or delivered personally to the City at 101 Emmons Street, Hiawatha, IA 52233, Attn: Cindy Kudrna, Finance Director;

or to such other designated individual or officer or to such other address as any party shall have furnished to the other in writing in accordance herewith.

Section 12.3. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 12.4. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 12.5. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 12.6. Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement among the parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by a subsequent writing signed by all parties hereto.

Section 12.7. Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective permitted successors and assigns.

Section 12.8. Termination Date. This Agreement shall terminate and be of no further force or effect on and after December 31, 2025, unless terminated earlier under the provisions of this Agreement.

Section 12.9. Memorandum of Agreement. The parties agree to execute and record a Memorandum of Agreement for Private Development, in substantially the form attached as Exhibit F, to serve as notice to the public of the existence and provisions of this Agreement, and the rights and interests held by the City by virtue hereof. The City shall pay for all costs of recording.

Section 12.10. No Third-Party Beneficiaries. No rights or privileges of either party hereto shall inure to the benefit of any landowner, contractor, subcontractor, material supplier, or any other person or entity, and no such contractor, landowner, subcontractor, material supplier, or any other person or entity shall be deemed to be a third-party beneficiary of any of the provisions contained in this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, Developer and Tenant have caused this Agreement to be duly executed in their name and behalf by their authorized representatives, all on or as of the day first above written.

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

(SEAL)

CITY OF HIAWATHA, IOWA

By: _____
Bill Bennett, Mayor

ATTEST:

By: _____
Kelly Kornegor, City Clerk

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this _____ day of _____, 2017, before me a Notary Public in and for said State, personally appeared Bill Bennett and Kelly Kornegor, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Hiawatha, Iowa, a Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality 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 Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Agreement for Private Development – City of Hiawatha]

Developer:
BDP Property Management, L.L.C.
an Iowa limited liability company

By: _____
Bradley D. Petersen, President

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this 8th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Bradley D. Petersen, to me personally known, who, being by me duly sworn, did say that he is the President of BDP Property Management, L.L.C., and that said instrument was signed on behalf of said limited liability company; and that the said Bradley D. Petersen as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by him voluntarily executed.

NOTARIAL SEAL IOWA
CINDY KUDRNA
Commission Number 719775
My Commission Expires
12-2-17

Cindy Kudrna
Notary Public in and for the State of Iowa

[Signature page to Agreement for Private Development –BDP Property Management, L.L.C.]

Tenant:
PETERSEN PET HOSPITAL, P.C.,
an Iowa professional corporation

By: Bradley D Petersen
Bradley D. Petersen, President

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this 8th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Bradley D. Petersen, to me personally known, who, being by me duly sworn, did say that he is President of Petersen Pet Hospital, P.C. and that said instrument was signed on behalf of said professional corporation; and that the said Bradley D. Petersen as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said professional corporation, by him voluntarily executed.

NOTARIAL SEAL IOWA
CINDY KUDRNA
Commission Number 719775
My Commission Expires
12-2-17

Cindy Kudrna
Notary Public in and for the State of Iowa

[Signature page to Agreement for Private Development – Petersen Pet Hospital, P.C.]

EXHIBIT A
DEVELOPMENT PROPERTY

The Development Property is described as follows:

A part of the SE ¼ SW ¼ and the SW ¼ SE ¼, all in Section 29 Township 84 North, Range 7 West of the 5th Principal Meridian, City of Hiawatha, Linn County, Iowa described as follows:

Beginning at NE corner Lot 1 Sherman Square 7th Addition to said City;
thence N 73"45'12" E, 421.74 feet;
thence E-ly on an arc of 34.87 feet of a 270.00-foot radius curve to the right, having a chord length of 34.84 feet bearing N 77"27'10" E;
thence N 81"09'09" E, 135.26 feet;
thence NE-ly along said on an arc of 36.54 feet of a 270.00-foot radius curve to the right having a chord length of 36.51 feet bearing N 85"01'44" E;
thence N 88"54'20" E, 190.30 feet to the west line of Stamy Industrial Park Second Addition to said City;
thence S 00"12'49" E along said west line, 196.73 feet;
thence S 71"29'01" W, 756.29 feet;
thence N 16"15'58" W, 295.57 feet to the Point of Beginning, containing 4.82 acres which includes 0.16 acres of road right of way.

Linn County Parcel #_____

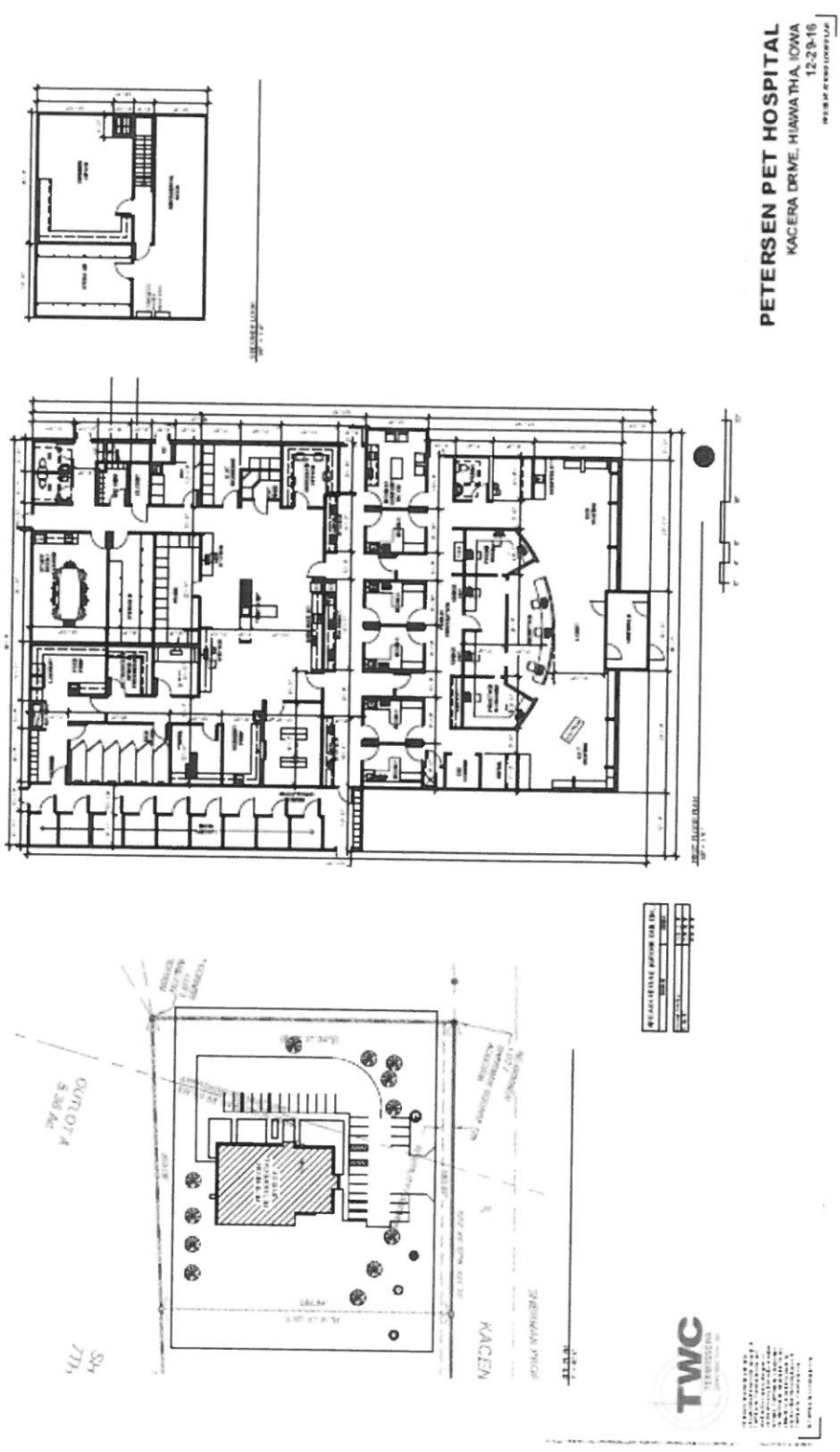
EXHIBIT B
MINIMUM IMPROVEMENTS

Minimum Improvements means the construction of a new approximately 7,500 square foot building for commercial development on the Development Property. The building will be leased by the Tenant for use as a new small animal veterinary hospital with grooming and indoor boarding, which will allow for the retention of existing employees and hiring of additional employees. The construction of the Minimum Improvements will be completed in 2017. Construction costs are expected to be approximately $1,300,000 - $1,700,000.

The increased value after construction of the Minimum Improvements for the purpose of this Agreement is expected to be approximately $1,800,000, but the Linn County Assessor will make the final determination as to the value.

EXHIBIT B-1

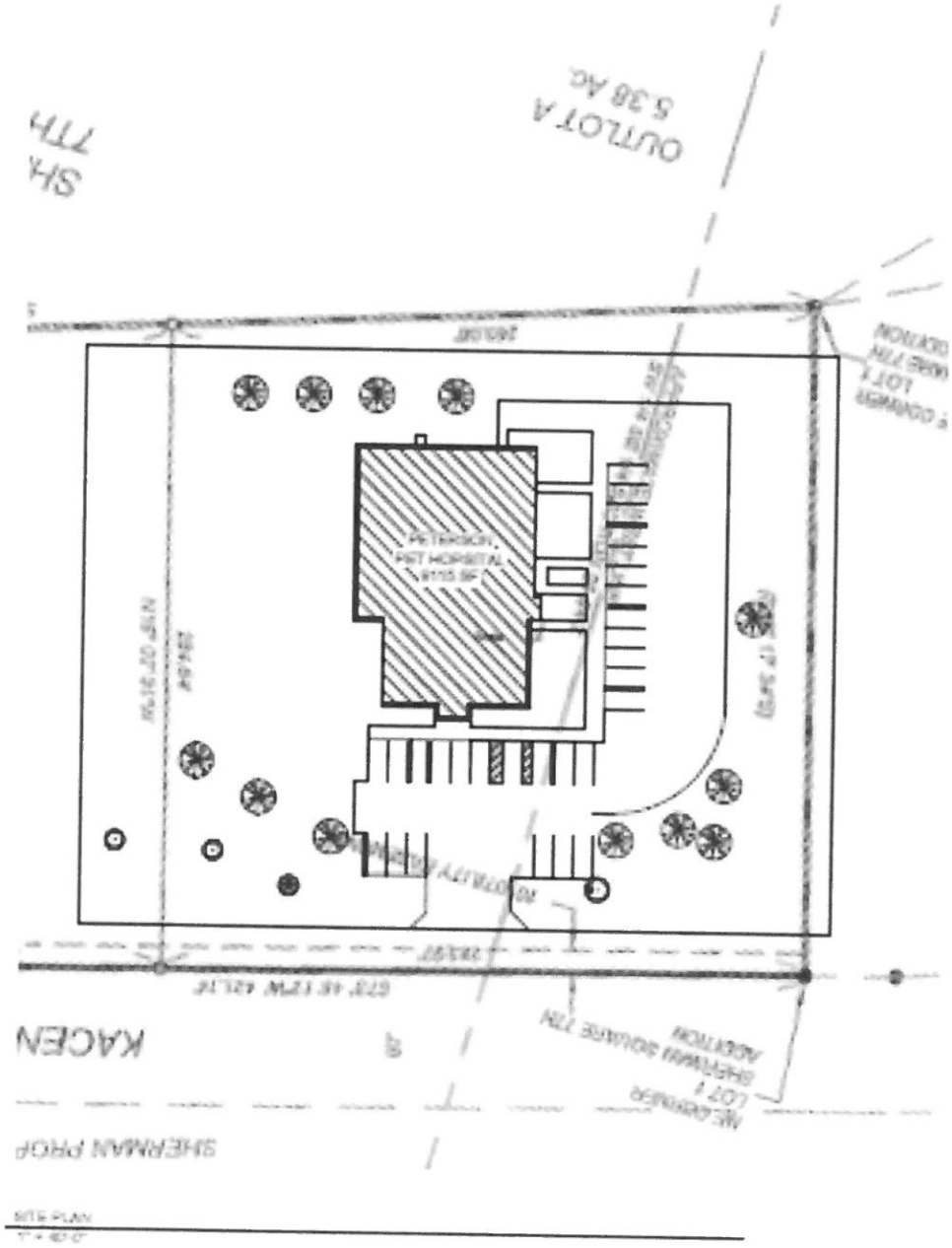
SITE PLAN AND FLOOR PLANS OF MINIMUM IMPROVEMENTS



Execution Version

EXHIBIT B-1 (continued)

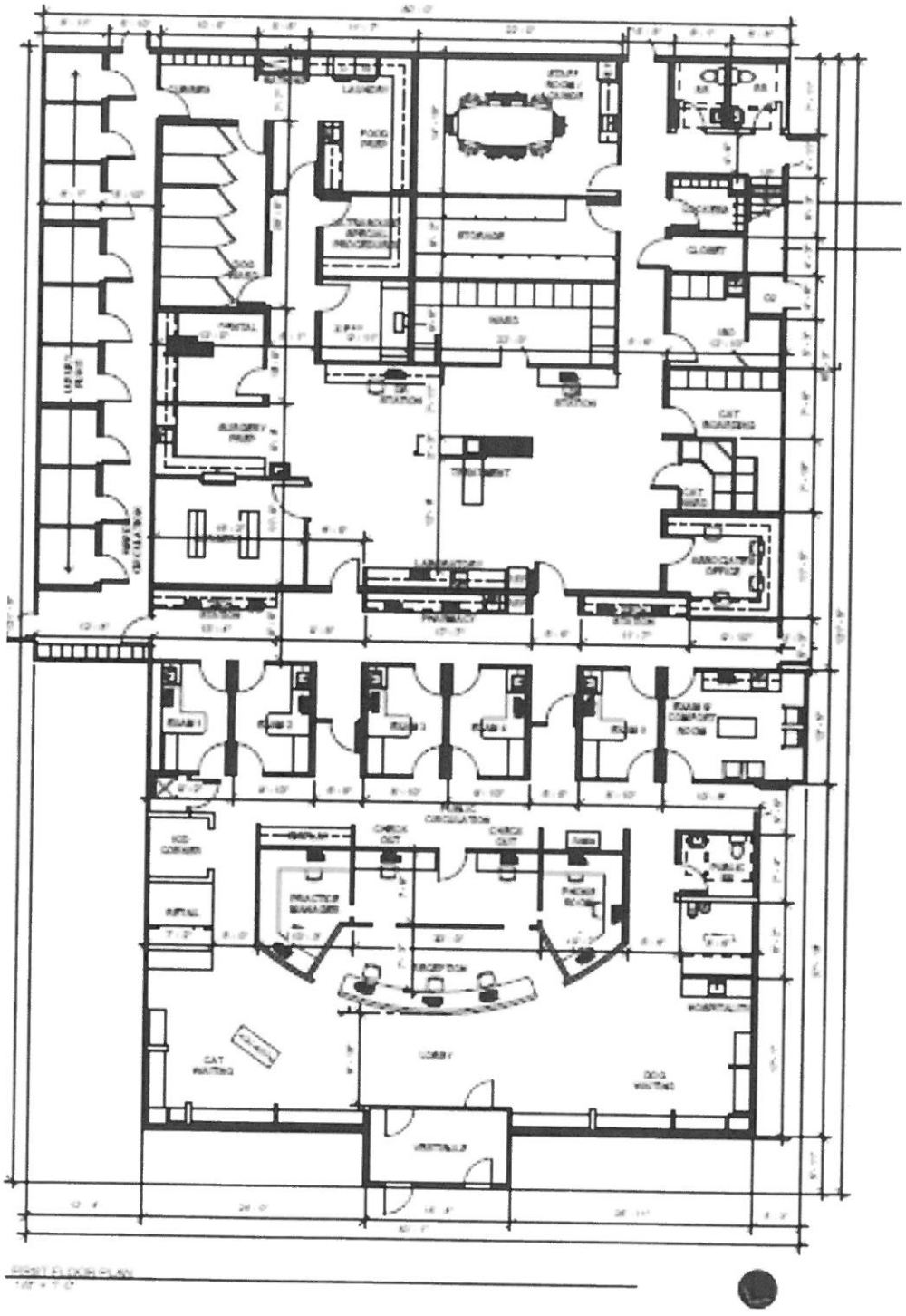
SITE PLAN AND FLOOR PLANS OF MINIMUM IMPROVEMENTS



Execution Version

EXHIBIT B-1 (continued)

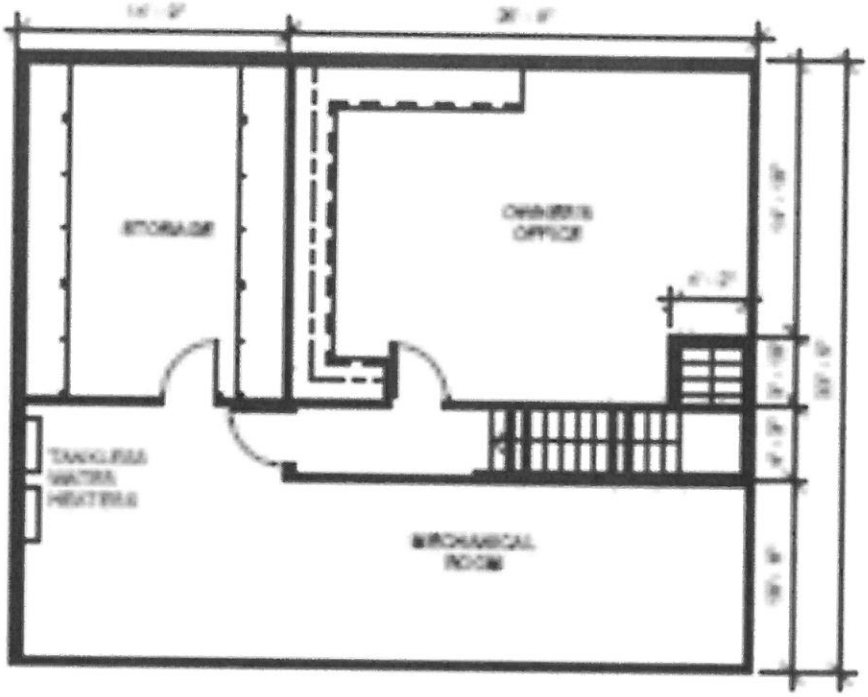
SITE PLAN AND FLOOR PLANS OF MINIMUM IMPROVEMENTS



Execution Version

EXHIBIT B-1 (continued)

SITE PLAN AND FLOOR PLANS OF MINIMUM IMPROVEMENTS



SECOND FLOOR

1/8" = 1'-0"

EXHIBIT C
CERTIFICATE OF COMPLETION

WHEREAS, the City of Hiawatha, Iowa, ("City"),BDP Property Management, L.L.C., an Iowa limited liability company, ("Developer"), and Petersen Pet Hospital, P.C., an Iowa professional corporation ("Tenant") did on or about the 15 day of February, 2017, make, execute and deliver, each to the other, an Agreement for Private Development (the "Agreement"), wherein and whereby Developer and Tenant agree, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and as more particularly described as follows:

A part of the SE ¼ SW ¼ and the SW ¼ SE ¼, all in Section 29 Township 84 North, Range 7 West of the 5th Principal Meridian, City of Hiawatha, Linn County, Iowa described as follows:

Beginning at NE corner Lot 1 Sherman Square 7th Addition to said City;
thence N 73"45'12" E, 421.74 feet;
thence E-ly on an arc of 34.87 feet of a 270.00-foot radius curve to the right, having a chord length of 34.84 feet bearing N 77"27'10" E;
thence N 81"09'09" E, 135.26 feet;
thence NE-ly along said on an arc of 36.54 feet of a 270.00-foot radius curve to the right having a chord length of 36.51 feet bearing N 85"01'44" E;
thence N 88"54'20" E, 190.30 feet to the west line of Stamy Industrial Park Second Addition to said City;
thence S 00"12'49" E along said west line, 196.73 feet;
thence S 71"29'01" W, 756.29 feet;
thence N 16"15'58" W, 295.57 feet to the Point of Beginning, containing 4.82 acres which includes 0.16 acres of road right of way.

Linn County Parcel #_____

(the "Development Property"); and

WHEREAS, the Agreement incorporated and contained certain covenants and restrictions with respect to the development of the Development Property, and obligated the Developer to construct certain Minimum Improvements (as defined therein) in accordance with the Agreement; and

WHEREAS, Developer has to the present date performed said covenants and conditions insofar as they relate to the construction of said Minimum Improvements in a manner deemed by the City to be in conformance with the Agreement to permit the execution and recording of this certification.

NOW, THEREFORE, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of Developer and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by Developer and are

hereby released absolutely and forever terminated insofar as they apply to the land described herein. The County Recorder of Linn County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions of said Agreement with respect to the construction of the Minimum Improvements on the Development Property.

All other provisions of the Agreement shall otherwise remain in full force and effect until termination as provided therein.

[Remainder of page intentionally left blank; signature page follows]

(SEAL)

CITY OF HIAWATHA, IOWA

By: _____
Bill Bennett, Mayor

ATTEST:

By: _____
Kelly Kornegor, City Clerk

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this _____ day of _____, 2017, before me a Notary Public in and for said State, personally appeared Bill Bennett and Kelly Kornegor, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Hiawatha, Iowa, a Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality 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 Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Certificate of Completion – City of Hiawatha]

EXHIBIT D

DEVELOPER AND TENANT ANNUAL CERTIFICATION

(due before October 15th as required under terms of Development Agreement)

The Developer and Tenant certify the following:

During the time period covered by this Certification, the Developer and Tenant are and were in compliance with Section 6.7 of the Agreement as follows:

(i) all ad valorem taxes on the Development Property then owned by the Developer and leased by the Tenant in the Urban Renewal Area have been timely paid for the prior fiscal year (and for the current year, if due) and attached to this Annual Certification are proof of payment of said taxes;

(ii) The Minimum Improvements (building only) were first fully assessed on January 1, 20___, at a full assessment value of $_____;

(iii) No tenants occupying the Minimum Improvements have relocated to the City from another part of Linn County (except from Cedar Rapids) or a contiguous county in violation of Iowa law and Section 6.10 of this Agreement, no tenants (except Tenant) are retail operations, and the names of all current tenants at the Minimum Improvements are as follows (use additional pages if necessary):

_____

_____

_____

_____

(iv) The total number of Full-Time Equivalent Employment Units employed by Tenant at the Minimum Improvements as of October 1, 20___ and as of the first day of each of the preceding eleven (11) months were are follows:

October 1, 20__: _____	April 1, 20__:_____
September 1, 20__:_____	March 1, 20__:_____
August 1, 20__:_____	February 1, 20___:_____
July 1, 20__:_____	January 1, 20__:_____
June 1, 20__:_____	December 1, 20__:_____
May1, 20__: _____	November 1, 20__:_____

(v) the undersigned officers of Developer and Tenant have re-examined the terms and provisions of the Agreement and certify that at the date of such certificate, and during the preceding twelve (12) months, the Developer and Tenant are not, or were not, in default in the fulfillment of any of the terms and conditions of the Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto.

[Remainder of page intentionally left blank; signature page follows]

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

Signed this _____ day of _____, 20___.

BDP PROPERTY MANAGEMENT, L.L.C.

By: _____
Bradley D. Petersen, President

PETERSEN PET HOSPITAL, P.C.

By: _____
Bradley D. Petersen, President

Attachments: Proof of payment of taxes

[Signature page to Developer and Tenant Annual Certification]

EXHIBIT E

SCHEDULE OF EMPLOYEE OBLIGATIONS PURSUANT TO SECTION 6.6 OF THE DEVELOPMENT AGREEMENT

ANNUAL CERTIFICATION DATE[1]	NUMBER OF FULL-TIME EQUIVALENT EMPLOYMENT UNITS ON OCTOBER 1[2]	DATE OF ANNUAL ECONOMIC DEVELOPMENT GRANT
10-15-2018[4]	A Monthly Average of 24 or more[3] (as of October 1, 2018 and the first day of the month for the preceding eleven (11) months) (prorated)	06-01-2020
10-15-2019[4]	A Monthly Average of 24 or more[3] (as of October 1, 2019 and the first day of the month for the preceding eleven (11) months)	06-01-2020
10-15-2020	A Monthly Average of 24 or more[3] (as of October 1, 2020 and the first day of the month for the preceding eleven (11) months)	06-01-2021
10-15-2021	A Monthly Average of 24 or more[3] (as of October 1, 2021 and the first day of the month for the preceding eleven (11) months)	06-01-2022
10-15-2022	A Monthly Average of 24 or more[3] (as of October 1, 2022 and the first day of the month for the preceding eleven (11) months)	06-01-2023
10-15-2023	A Monthly Average of 24 or more[3] (as of October 1, 2023 and the first day of the month for the preceding eleven (11) months)	06-01-2024

[1] All Grants are subject to the terms of the Agreement.

[2] Employees per this Chart shall be Full-Time Equivalent Employment Units as defined by this Development Agreement.

[3] If Tenant employs less than a Monthly Average of the number of employees required by this Chart at the time of the Annual Certification, then Developer is not eligible for its next Economic Development Grant. As an example, if the 10-01-2020 Annual Certification (or other evidence) shows a Monthly Average of less than 24 Full-Time Equivalent Employment Units employed by Tenant, then Developer is not eligible for its 6/1/2021 Economic Development Grant.

[4] Two Annual Certifications will be required for the first fiscal year of Economic Development Grants due to the timing of tax rebates and grant payments.

EXHIBIT F

MEMORANDUM OF AGREEMENT FOR PRIVATE DEVELOPMENT

WHEREAS, the City of Hiawatha, Iowa ("City"),BDP Property Management, L.L.C., an Iowa limited liability company, ("Developer"), and Petersen Pet Hospital, P.C., an Iowa professional corporation, ("Tenant"), did on or about the 15 day of February, 2017, make, execute and deliver, each to the other, an Agreement for Private Development (the "Agreement"), wherein and whereby Developer and Tenant agreed, in accordance with the terms of the Agreement and the Hiawatha Urban Renewal Plan (the "Plan"), to develop certain real property located within the City and within the Hiawatha Urban Renewal Area.

The Development Property is described as follows:

A part of the SE ¼ SW ¼ and the SW ¼ SE ¼, all in Section 29 Township 84 North, Range 7 West of the 5th Principal Meridian, City of Hiawatha, Linn County, Iowa described as follows:

Beginning at NE corner Lot 1 Sherman Square 7th Addition to said City;
thence N 73"45'12" E, 421.74 feet;
thence E-ly on an arc of 34.87 feet of a 270.00-foot radius curve to the right, having a chord length of 34.84 feet bearing N 77"27'10" E;
thence N 81"09'09" E, 135.26 feet;
thence NE-ly along said on an arc of 36.54 feet of a 270.00-foot radius curve to the right having a chord length of 36.51 feet bearing N 85"01'44" E;
thence N 88"54'20" E, 190.30 feet to the west line of Stamy Industrial Park Second Addition to said City;
thence S 00"12'49" E along said west line, 196.73 feet;
thence S 71"29'01" W, 756.29 feet;
thence N 16"15'58" W, 295.57 feet to the Point of Beginning, containing 4.82 acres which includes 0.16 acres of road right of way.

Linn County Parcel #_____

(the "Development Property"); and

WHEREAS, the term of the Agreement commenced on the 15 day of February, 2017 and terminates on December 31, 2025, unless otherwise terminated as set forth in the Agreement; and

WHEREAS, the City, Developer, and Tenant desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the recording of this Memorandum of Agreement for Private Development shall serve as notice to the public that the Agreement contains provisions restricting development and use of the Development Property and the improvements located and operated on such Development Property.

2. That all of the provisions of the Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement for Private Development made a part hereof by reference, and that anyone making any claim against any of said Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. That a copy of the Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, Hiawatha, Iowa.

IN WITNESS WHEREOF, the City, Developer, and Tenant have executed this Memorandum of Agreement for Private Development on the 15 day of February, 2017.

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

(SEAL)

CITY OF HIAWATHA, IOWA

By: _____
Bill Bennett, Mayor

ATTEST:

By: _____
Kelly Kornegor, City Clerk

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this _____ day of _____, 2017, before me a Notary Public in and for said State, personally appeared Bill Bennett and Kelly Kornegor, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Hiawatha, Iowa, a Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality 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 Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Memorandum of Agreement for Private Development – City of Hiawatha]

Developer:
BDP Property Management, L.L.C.,
an Iowa limited liability company

By: _____
Bradley D. Petersen, President

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this 8th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Bradley D. Petersen, to me personally known, who, being by me duly sworn, did say that he is the President of BDP Property Management, L.L.C., and that said instrument was signed on behalf of said limited liability company; and that the said Bradley D. Petersen as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by him voluntarily executed.

Cindy Kudrna
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CINDY KUDRNA
Commission Number 719775
My Commission Expires
12-2-17

[Signature page to Memorandum of Agreement for Private Development – BDP Property Management, L.L.C.]

Tenant:
PETERSEN PET HOSPITAL, P.C.,
an Iowa professional corporation

By: _____
Bradley D. Petersen, President

STATE OF IOWA)
) SS
COUNTY OF LINN)

On this 8th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Bradley D. Petersen, to me personally known, who, being by me duly sworn, did say that he is President of Petersen Pet Hospital, P.C. and that said instrument was signed on behalf of said professional corporation; and that the said Bradley D. Petersen as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said professional corporation, by him voluntarily executed.

NOTARIAL SEAL IOWA
CINDY KUDRNA
Commission Number 719775
My Commission Expires
12-2-17

Cindy Kudrna
Notary Public in and for the State of Iowa

[Signature page to Memorandum of Agreement for Private Development – Petersen Pet Hospital, P.C.]

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