F7

ITEM TO INCLUDE ON AGENDA

CITY OF HIAWATHA, IOWA
March 15, 2017
5:30 P.M.

Hiawatha Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan in the City of Hiawatha, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be 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 body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

March 15, 2017

The City Council of the City of Hiawatha, 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: _____

Vacant: _____

* * * * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN IN THE CITY OF HIAWATHA, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN IN THE CITY OF HIAWATHA, STATE OF IOWA

WHEREAS, by Resolution No. 91-68, adopted June 19, 1991, 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 Plan Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Linn County; and

WHEREAS, by Resolution No. 94-156, adopted August 17, 1994, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, by Resolution No. 98-87, adopted July 15, 1998, this City Council approved and adopted an Amendment No. 2 to the Plan; and

WHEREAS, by Resolution No. 01-145, adopted December 5, 2001, this City Council approved and adopted an Amendment No. 3 to the Plan; and

WHEREAS, by Resolution No. 02-38, adopted March 20, 2002, this City Council approved and adopted an Amendment No. 4 to the Plan; and

WHEREAS, by Resolution No. 05-182, adopted November 16, 2005, this City Council approved and adopted an Amendment No. 5 to the Plan; and

WHEREAS, by Resolution No. 10-106 adopted May 19, 2010 and corrected by Resolution 10-257, adopted November 3, 2010, this City Council approved and adopted an Amendment No. 6 to the Plan; and

WHEREAS, by Resolution No. 12-206 adopted September 19, 2012, this City Council approved and adopted an Amendment No. 7 to the Plan; and

WHEREAS, by Resolution No. 13-064 adopted March 6, 2013, this City Council approved and adopted an Amendment No. 8 to the Plan; and

WHEREAS, by Resolution No. 14-042 adopted March 19, 2014, this City Council approved and adopted an Amendment No. 9 to the Plan; and

WHEREAS, by Resolution No. 15-020 adopted February 18, 2015, this City Council approved and adopted an Amendment No. 10 to the Plan; and

WHEREAS, by Resolution No. 16-058 adopted April 6, 2016, this City Council approved and adopted an Amendment No. 11 to the Plan; and

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

ORIGINAL AREA

Beginning at the intersection of the southern corporate limits and Thirteenth Avenue; then North on Thirteenth Avenue to Rainbow Boulevard; then West on Rainbow Boulevard to Fourteenth Avenue; then North on Fourteenth Avenue and North 4th Avenue to Cress Parkway; then East on Cress Parkway to North 12th Avenue; then North on North 12th Avenue to Lyndhurst Drive; then East on Lyndhurst Drive to North 10th Avenue; then South on North 10th Avenue to Emmons Street; then East on Emmons Street to Robins Road; then North on Robins Road to the corporate limits; then following the corporate limits along the Northeast, North, Northwest, West, and Southwest boundaries to the point of beginning.

AMENDMENT NO. 1 AREA

Identical portion of the City of Hiawatha, Iowa included in the Original Project Area as Amendment #1 added no real property to the Area.

AMENDMENT NO. 2 AREA

1) The West 369.00 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), and all that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), lying Southeasterly of the Illinois Central Railroad right-of-way

AND

The East Half of Robins Road adjacent to this property and all of that part of East Boyson Road lying North of the East West 1/4 1/4 line that describes the NE1/4 NW1/4 of Section 33-T84N-R7W and NW1/4 NE1/4 of Section 33-T84N-R7W

AND

2) NW1/4 Section 28-84-7, Linn County, Iowa, except the West 1037 feet of South 260 feet thereof, and further excepting that part described as follows: Commencing at the NW corner said E1/2 NW1/4; thence due South 1175 feet along the West line said E1/2 NW1/4 to point of beginning; thence continuing due South along said West line 500 feet; thence due East 853.5 feet to an existing fence; thence North 0 44'40" East 500.04 feet along an existing fence; thence due West 800 feet to point of beginning.

AND

West 1037 feet of the South 260 feet SE1/4 NW1/4 Section 28-84-7, Linn County, Iowa

AND

3) The South Twenty-nine and five-tenths (29.5) acres of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa

AND

The North Half of Tower Terrace Road that abuts the above legally described property.

AND

The West One-Half of the East One-Half of the following two tracts: The South 5 acres of the North 10 acres of the Southwest Quarter of the Northwest Quarter of Section 29. Township 84 North, Range 7, West of the 5th P.M., and the North One-Half acre of the South 30 acres of the Southwest Quarter of the Northwest Quarter of Section 29, Township 84, North Range 7 West of the 5th P.M., Linn County, Iowa, subject to a 20 foot road easement of record along the South side of the premises herein described, together with an equal right and share in an easement along the South 20 feet of the reserved or East One-Half of the premises herein above described.

AND

4) A part of the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 31-T84N-R7W of the 5th P.M., Linn County, Iowa, described as follows:

The SE1/4 NW¼ and the SW1/4 NE1/4 of said Section 31

EXCEPT

The south 882 feet of said SE1/4 NW1/4.

and EXCEPT

Beginning at the SE corner of said SW1/4 NE1/4 of Section 31; thence northerly along the East line of said SW1/4 NE1/4, 360 feet; thence westerly parallel to and 360 feet north of the South line of said SW1/4 NE1/4, 500 feet; thence northerly parallel to and 500 feet west of the East line of said SW1/4 NE1/4, 522 feet; thence westerly parallel to and 882 feet north of the South line of said SW1/4

NE1/4, to the west line of said SW1/4 NE1/4; thence southerly along said west line, 882 feet to the SW corner of said SW1/4 NE1/4; thence easterly along the south line of said SW1/4 NE1/4 to the point of beginning containing 19.72 acres more or less.

AND

5) That part of the NW1/4 NE1/4 Section 6-83-7, Linn County, Iowa, described as follows:

Commencing at the North Quarter corner of said Section 6-83-7; thence South a distance of 408.40 feet; thence South 88°11' East a distance of 1021.40 feet to the centerline of the County Road; thence South 0°58' West on said Road centerline a distance of 150.0 feet to the point of beginning; thence continuing South 0°58' West a distance 240.0 feet to the centerline of Blairs Ferry Road; thence North 88°11' West on the centerline of said Blairs Ferry Road a distance of 540.00 feet; thence North 0°58' East a distance of 240.0 feet; thence South 88°11' East a distance of 540.0 feet to the point of beginning.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 3 AREA

Lots 1, 15, 16 17 and A Tucker's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 28, 29, 30, 31, 32, 33, 34, 35 and 36 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and B (Lot B is also known as Plat of Survey No. 181 parcels A and B) Auditor's Plat No. 281 Linn County, Iowa, including the adjoining streets.

AMENDMENT NO. 4 AREA

Reynold's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Pirie's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Lots 1-4 inclusive and lots 15-18 inclusive Auditor's Plat no. 275 Linn County, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's Second Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

The South Eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), excepting therefrom the East two hundred fifty (250) feet, All in Township Eighty-four (84), North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, including the adjoining streets;

and

South 4 Rods West 200 Feet North 8 Rods South 16 Rods SW¼ NE¼ SW¼ Section 33-84-7, Linn County, Iowa, subject to Public Highway, including the adjoining streets;

and

The South 8 rods of the SW¼ NE¼ SW¼ except the East 250 feet in Section 33 Township 84 North, Range 7 West of the 5th P.M. in Linn County, Iowa, including the adjoining streets;

and

The North eight (8) rods of the South sixteen (16) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) in Section 33-84-7, Linn County, Iowa, except the South four (4) rods of the West two hundred (200) feet thereof, including the adjoining streets;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The North 8 Rods of the NW¼, SE¼, SW¼ of Section 33-84-7, Linn County, Iowa, including the adjoining streets;

and

South 16 rods of the North 24 rods of the NW¼ of the SE¼ of the SW¼ and the West ½ of the NE¼ of the SE¼ of the SW¼ and the West 100 feet of SE¼ of NE¼ of the SE¼ of the SW¼ and the SW¼ of the SE¼ of the NE¼ of the SW¼ all in Section 33, Twp 84, North, Range 7 West of the 5th P.M., including the adjoining streets;

and

Auditor's Plat No. 396 to Linn County, Iowa including the streets within and adjoining;

And

Lots 4 through 9 inclusive and vacated A Avenue adjoining Lot 9 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 5 AREA

BEGINNING AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE NORTH ALONG THE EAST LINE OF SAID SE ¼ OF THE NW ¼ AND CONTINUING ALONG THE EAST LINE OF THE NE ¼ NW ¼ SAID SECTION 29 TO THE NORTHEAST CORNER OF THE SOUTH 18 RODS OF SAID NE ¼ NW ¼; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 18

RODS OF SAID NE ¼ NW ¼ TO THE NORTHWEST CORNER OF SAID SOUTH 18 RODS; THENCE SOUTH ALONG THE WEST LINE OF NE ¼ NW ¼ TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG SAID NORTH LINE OF SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 TO THE WEST LINE OF SAID NW ¼ NW ¼ THENCE NORTH ALONG THE WEST LINE OF SAID NW ¼ NW ¼ TO THE NORTHEAST CORNER OF NE ¼ SECTION 30-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG THE NORTH LINE OF SAID NE ¼ TO A POINT LOCATED 421.4 FEET EAST OF THE NORTHWEST CORNER OF SAID NE ¼; THENCE SOUTH ALONG A LINE BEARING S4°20'W (ASSUMING THE NORTH LINE OF THE NE ¼ SECTION 30-84-7 TO BEAR DUE WEST) TO THE CENTERLINE OF LOGGERHEAD ROAD, LINN COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF LOGGERHEAD ROAD TO THE SOUTH LINE OF THE NW ¼ NE ¼ OF SECTION 30-84-7; THENCE EAST ALONG THE SOUTH LINE OF THE NW ¼ NE ¼ AND THE SOUTH LINE OF THE NE ¼ NE ¼ OF SECTION 30-84-7 TO THE EAST LINE OF THE NE ¼ SECTION 30-84-7; THENCE SOUTH ALONG THE EAST LINE OF THE NE ¼ SECTION 30-84-7 TO THE SOUTH LINE OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 LINN COUNTY, IOWA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE W ½ OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-8.4-7; THENCE NORTH ALONG THE SAID EAST LINE AND THE EAST LINE OF THE W ½ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE E ¼ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF THE E ¼ OF THE N ¼ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ OF SECTION 29-84-7 TO THE SOUTH LINE OF SAID NORTH ¼ ACRE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

*Territory extends to center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 6 AREA

Tom G. Sharpe and Katherina I. Sharpe (Linn County)
Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the

West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, Auditor's Plat No. 448 and lying N-ly of the N-ly line of the Public Highway, as described in Warranty Deed recorded in Volume 1886 page 365, records of the Linn County, Iowa, Recorder's Office, extended SE-ly across former Railroad right-of-way

Tim L. McCalley and Eunice R. McCalley (Linn County)
Lot 2 and Lot 3, Auditor's Plat No. 448, Linn County, Iowa
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448

Timothy A. Myers and Jean Flickinger (Linn County)
Lot 4, Meadowbrook Estates Addition to Linn County, Iowa and all that part of 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the North line of the NW ¼ Section 30-84-7, Linn County, Iowa and lying N-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa, extended NE-ly across said former right-of-way.

Edwin L. Arkema and Leona M. Arkema (Linn County)
Lot 2, Meadowbrook Estates Addition to Linn County, Iowa
And
Lot 3, Meadowbrook Estates Addition to Linn County, Iowa, excepting therefrom Plat of Survey #1069, Linn County, Iowa, being a part of Lot 3, Meadowbrook Addition to Linn County, Iowa, as described in Volume 5651 at Page 256 and recorded May 10, 2004, in the Office of the Linn County, Iowa Recorder, subject to conditions, covenants, easements and restrictions of record.

Rodney G. Powell and Connie S. Powell (Linn County)
Lot 1, Meadowbrook Estates Addition to Linn County, Iowa

J. Patrick Geraghty and Pamela K. Geraghty (Linn County)
Lot 5, Meadowbrook Estates Addition to Linn County, Iowa

Dorothea J. O'Brien Revocable Trust dated February 23, 2002 (Linn County)
Lot 6, Meadowbrook Estates Addition to Linn County, Iowa

Charles D. Veldhuizen and Marsha R. Veldhuizen, Trustees, the Veldhuizen Family Trust dated November 7, 1998 (Linn County)
Lot 7, Meadowbrook Estates Addition to Linn County, Iowa

Richard L. White and Joyce A. White (Linn County)
Lot 8 and Lot 9, Meadowbrook Estates Addition to Linn County, Iowa

Gary R. Grimm and Elsie R. Grimm (Linn County)
That part of Lot 1 Irregular Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

Gerard A. Herman and Linda L. Herman (Linn County)
Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

Winston D. Zenor and Deann M. Zenor (Linn County)
Lot 10, Meadowbrook Estates Addition to Linn County, Iowa

Roland L. Hiemstra and Patty L. Hiemstra (Linn County)
All that part of the West Twenty-three and One-half (23 ½) Acres of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through the said Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30); and
All that part of Lot Three (3), Irregular survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3); all in Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, excepting therefrom that portion conveyed to Linn County, Iowa, by Warranty Deed recorded in Vol. 1877, page 668.
And
That part of the NW ¼ NE ¼ lying SW-ly of the public highway
And
West 13 ½ Acres SW ¼ NE ¼ and East 16 ½ Acres SE ¼ NW ¼ all in Section 30-84-7, Linn County, Iowa except public highway

Iowa 7th Day Adventist Association (Linn County)
Commencing at the Northwest corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., thence South along the West line of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7, 823.5 feet; thence South 85°41' E 33.1 feet to the East line of County Road and point of beginning; thence S 85°41' East 326.5 feet; thence South 4°20' West 377.6 feet to the Northeasterly line of County Road; thence North 52°19' West 375.9 feet along the Northeasterly line of County Road; thence North 52°19'

West 375.9 feet along the Northeasterly line of County Road; thence North 171.1 feet along the East line of County Road to point of beginning, and containing two (2) acres all in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. The West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. is assumed to run North and South

And

Commencing at a point in the North line of the NW ¼ of NE ¼ of Section 30, Township 84 North, Range 7 West of the 5th P.M., which point is 33 feet East of the Northwest corner of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence South 825.8 feet; thence South 85 degrees 41 minutes East, 326.5 feet; thence North 4 degrees 20 minutes East 849.6 feet to point in the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence North 89 degrees 35 minutes West, 388.4 feet along the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M. to the point of beginning.

Iowa Electric Light and Power Company – 70% interest, Central Iowa Power Cooperative – 20% interest and Corn Belt Power Cooperative – 10% interest (Linn County)

The North 100 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 84 North, Range 7 West of the 5th P.M., excepting therefrom the public highway; and the West 150 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 18, excepting therefrom the public highway; and the North 50 feet of the West 150 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 84 North, Range 7 West of the 5th P.M. excepting therefrom the public highway.

Jane Ellen Fink Revocable Trust dated May 22, 1997 (To be annexed)

The SW Fractional ¼ of the SW ¼, except the right of way of the C. R. I. & P. Ry. Co.; in Section 19, Township 84, Range &, Linn County, Iowa
Subject to public highway and subject to covenants, conditions, restrictions and easements of record.

Hawkeye Land Company %Rick Stickle (To be annexed)

100-foot wide strip of abandoned railroad right of way in the SW Fractional ¼ of the SW ¼, in Section 19, Township 84 North, Range 7 West, Linn County, Iowa

Patrick Kilburg and Diane L. Kilburg (To be annexed)

The North One-Half (N ½) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-four (84) North, Range Seven (7) West of the 5th P.M., excepting Rolling Prairie Estates First Addition to Linn County, Iowa

Jane Ellen Fink Revocable Trust dated May 22, 1997 (City of Hiawatha)

The SW ¼ of the SE ¼; and
The SE ¼ of the SW ¼, excepting therefrom V & J First Addition to Linn County, Iowa;
All in Section 19, Township 84, Range 7, Linn County, Iowa

Rodney C Saari and Vicki L. Saari (City of Hiawatha)
Lot #1, V and J First Addition to Linn County, Iowa

Francis J. Pruss Estate (City of Hiawatha)
Tract One:

NW ¼ SE ¼ and that part of the NE ¼ SE ¼ lying Westerly of Interstate 380, all in Section 19-84-7, Linn County, Iowa

Tract Two:

SW ¼ NE ¼ except road Section 19-84-7, Linn County, Iowa

Dell Ridge, LLC, Forrest Kramer, Manager (City of Hiawatha)
NW ¼ NE ¼ Section 19-84-7, Linn County, Iowa except North 50 feet West 150 feet thereof; and SW ¼ SE ¼ Section 18-84-7, Linn County, Iowa excepting therefrom North 100 feet of said SW ¼ SE ¼ excepting therefrom West 150 feet and further excepting therefrom West 150 feet said SW ¼ SE ¼ excepting from all the above the public highways, together with servient easements and estates and subject to covenants, easements and restrictions of record.

Mooney-Engle Land Company, LLC (City of Hiawatha)
N 50 acres E ½ NW ¼ Section 19-84-7, Linn County, Iowa subject to public highway and easements of record.

Mooney-Engle Land Company, LLC (Linn County)
That part of the E ½ NW ¼ Section 19-84-7, Linn County, Iowa lying South of the N 50 Acres thereof and lining North of Sharon's First Addition to Linn County, Iowa and Sharon's Third Addition to Linn County, Iowa

Loggerhead Road (City of Hiawatha)
That part of Loggerhead Road lying contiguous and adjacent to in the N 50 acres of the E ½ of the NW ¼, the NW ¼ of the NE ¼, except the North 50 feet of the West 150 feet thereof, the SE ¼ of the NW ¼, the NE ¼ of the SW ¼, the SW ¼ of the NE ¼, the NW ¼ of the SE ¼, the SE ¼ of the SW ¼ and the SW ¼ SE ¼ all in Section 19-84-7, Linn County, Iowa

Loggerhead Road (Linn County)
That part of Loggerhead Road lying contiguous and adjacent to the SW ¼ of the SW ¼ and the SW ¼ of the SE ¼, Section 18-84-7, and lying contiguous and

adjacent to the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼, Section 19-84-7 all in Linn County, Iowa

Todd Hills Road (City of Hiawatha)
That part of Todd Hills Road lying contiguous and adjacent to the NE ¼ of the NW ¼, Section 19-84-7, Linn County, Iowa

Todd Hills Road (Linn County)
That part of Todd Hills Road lying contiguous and adjacent to the SW ¼ of the SW ¼, Section 18-84-7, Linn County, Iowa,

Hay Lane (City of Hiawatha)
That part of Hay Lane lying contiguous and adjacent to the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼, Section 19-84-7, Linn County, Iowa

Interstate 380 (City of Hiawatha)
That part of Interstate 380 lying contiguous and adjacent to the S ½ of the SE ¼ in Section 18-84-7, excepting the North 100 feet thereof, Linn County, Iowa; the NE ¼ of Section 19-84-7 and the N ½ of the SE ¼ of Section 19-84-7, Linn County, Iowa

Tower Terrace Road (Linn County)
That part of Tower Terrace Road lying in the unincorporated area of Linn County, north of the centerline lying contiguous and adjacent to the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ all in Section 30-84-7, Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot Three (3), Irregular Survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3) in Section Thirty (30), Township Eighty-four (84) North, Range Seven (7) West of the 5th, Linn County, Iowa.

And

That part of Tower Terrance Road lying in the unincorporated area of Linn County lying contiguous and adjacent Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 7, Irregular Survey of the SW ¼ NW ¼, Section 30-84-7, Linn County, Iowa and a 100-foot wide strip of land as same is presently laid out and located in the east half of the Southwest Quarter of the

Northwest Quarter of Section 30, Township 84 North, Range 7 West, Linn County, said strip commences at the East/West centerline of said Section and runs northerly 1040 feet.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 3 and Lot 4, Auditor's Plat No. 448, Linn County, Iowa and all that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Lot 9 and Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 8, Tower Acres Third Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Tower Acres Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot 8, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to that part of Lot 1 Irregular

Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

And
That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Tower Drive in the NW ¼ of the NW ¼, Section 30-84-7, Linn County, Iowa

Hunt Road (Linn County)
That part of Hunt Road lying contiguous and adjacent to the SW ¼ of the NW ¼, the SE ¼ of the NW ¼, the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ all in Section 19-84-7

Tower Drive (Linn County)
That part of Tower Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

Springbrook Drive (Linn County)
That part of Springbrook Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

AMENDMENT NO. 7 AREA
Added no new land.

AMENDMENT NO. 8 AREA
Added no new land.

AMENDMENT NO. 9 AREA
Added no new land.

AMENDMENT NO. 10 AREA

The West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, except the South 24 rods thereof and further excepting the public highways
And
The South 24 rods of the West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, subject to public highway
And
Beginning at a point S88"39'E 662.2 ft. from the center of said Sec. 18, said point being on the South line of said NE 1/4; thence N0"17'W 1266.1 ft.; thence

N78"37 ½'E 284.2 ft.; thence S88"30 ½'E 75.2 ft.; thence S13" 24 ½'E 966.0 ft.; thence S1"23'E 394.3 ft. to a point on the said South line; thence N88"39'W 581.2 ft. along the South line, to the point of beginning; Containing 14.97 acres more or less.
Note: The South line of the NE 1/4 of said Sec. 18 is assumed to bear S88"39'E.

AND

Lot 1, Bowers Second Addition to Linn County, Iowa
And
That part of the Southwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380
And
That part of the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380

AND

That part of Cora Mae Lane lying contiguous and adjacent to Lot 1, Bowers First Addition to Linn County, Iowa and contiguous and adjacent to Lot 1, Bowers Second Addition to Linn County, Iowa also lying in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

The West Half of Interstate 380 lying adjacent and contiguous to Brittany Estates First Addition to Linn County, Iowa and the North 100 feet of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter in Section 18-84-7, the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa

Except
That part of the West Half of Interstate 380 lying adjacent and contiguous to Lot 3, Bowers Second Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

That part of County Home Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, and adjacent and contiguous to Lot 1, Bowers Second Addition to Linn County, Iowa and Lot 1, Bowers First Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter of Section 18-84-7, Linn County, Iowa

AND

The East Half of Loggerhead Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

The territory extends to the center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 11
Added no new land.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 12 to the Plan ("Amendment No. 12" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of proposed projects to be undertaken within the Area; and

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

WHEREAS, this proposed Amendment No. 12 to the Urban Renewal Plan adds no new land; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 23rd day of March, 2017, in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, at 10:00 A.M., and the Finance Director, or her delegate, is hereby appointed to

serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF HIAWATHA, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN FOR THE CITY OF HIAWATHA, STATE OF IOWA

The City of Hiawatha, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on March 23, 2017, 2017, in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa concerning a proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Finance Director, or her delegate, as the designated representative of the City of Hiawatha, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Hiawatha, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this _____ day of _____, 2017.

_____

City Clerk, City of Hiawatha, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan before the City Council at its meeting which commences at 5:30 P.M. on April 19, 2017, in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Cedar Rapids Gazette, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF HIAWATHA, STATE OF IOWA

The City Council of the City of Hiawatha, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on April 19, 2017 in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, to consider adoption of a proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Hiawatha, State of Iowa, legally described as follows:

ORIGINAL AREA

Beginning at the intersection of the southern corporate limits and Thirteenth Avenue; then North on Thirteenth Avenue to Rainbow Boulevard; then West on Rainbow Boulevard to Fourteenth Avenue; then North on Fourteenth Avenue and North 4th Avenue to Cress Parkway; then East on Cress Parkway to North 12th Avenue; then North on North 12th Avenue to Lyndhurst Drive; then East on Lyndhurst Drive to North 10th Avenue; then South on North 10th Avenue to Emmons Street; then East on Emmons Street to Robins Road; then North on Robins Road to the corporate limits; then following the corporate limits along the Northeast, North, Northwest, West, and Southwest boundaries to the point of beginning.

AMENDMENT NO. 1 AREA

Identical portion of the City of Hiawatha, Iowa included in the Original Project Area as Amendment #1 added no real property to the Area.

AMENDMENT NO. 2 AREA

1) The West 369.00 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), and all that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), lying Southeasterly of the Illinois Central Railroad right-of-way

AND

The East Half of Robins Road adjacent to this property and all of that part of East Boyson Road lying North of the East West 1/4 1/4 line that describes the NE1/4 NW1/4 of Section 33-T84N-R7W and NW1/4 NE1/4 of Section 33-T84N-R7W

AND

2) NW1/4 Section 28-84-7, Linn County, Iowa, except the West 1037 feet of South 260 feet thereof, and further excepting that part described as follows: Commencing at the NW corner said E1/2 NW1/4; thence due South 1175 feet along the West line said E1/2 NW1/4 to point of beginning; thence continuing due South along said West line 500 feet;

thence due East 853.5 feet to an existing fence; thence North 0 44'40" East 500.04 feet along an existing fence; thence due West 800 feet to point of beginning.

AND

West 1037 feet of the South 260 feet SE1/4 NW1/4 Section 28-84-7, Linn County, Iowa

AND

3) The South Twenty-nine and five-tenths (29.5) acres of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa

AND

The North Half of Tower Terrace Road that abuts the above legally described property.

AND

The West One-Half of the East One-Half of the following two tracts: The South 5 acres of the North 10 acres of the Southwest Quarter of the Northwest Quarter of Section 29. Township 84 North, Range 7, West of the 5th P.M., and the North One-Half acre of the South 30 acres of the Southwest Quarter of the Northwest Quarter of Section 29, Township 84, North Range 7 West of the 5th P.M., Linn County, Iowa, subject to a 20 foot road easement of record along the South side of the premises herein described, together with an equal right and share in an easement along the South 20 feet of the reserved or East One-Half of the premises herein above described.

AND

4) A part of the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 31-T84N-R7W of the 5th P.M., Linn County, Iowa, described as follows:

The SE1/4 NW¼ and the SW1/4 NE1/4 of said Section 31

EXCEPT

The south 882 feet of said SE1/4 NW1/4.

and EXCEPT

Beginning at the SE corner of said SW1/4 NE1/4 of Section 31; thence northerly along the East line of said SW1/4 NE1/4, 360 feet; thence westerly parallel to and 360 feet north of the South line of said SW1/4 NE1/4, 500 feet; thence northerly parallel to and 500 feet west of the East line of said SW1/4 NE1/4, 522 feet; thence westerly parallel to and 882 feet north of the South line of said SW1/4 NE1/4, to the west line of said SW1/4 NE1/4; thence southerly along said west line, 882 feet to the SW corner of said SW1/4 NE1/4; thence easterly along the south line of said SW1/4 NE1/4 to the point of beginning containing 19.72 acres more or less.

AND

5) That part of the NW1/4 NE1/4 Section 6-83-7, Linn County, Iowa, described as follows:

Commencing at the North Quarter corner of said Section 6-83-7; thence South a distance of 408.40 feet; thence South 88°11' East a distance of 1021.40 feet to the centerline of the County Road; thence South 0°58' West on said Road centerline a distance of 150.0 feet to the point of beginning; thence continuing South 0°58' West a distance 240.0 feet to the centerline of Blairs Ferry Road; thence North 88°11' West on the centerline of said Blairs Ferry Road a distance of 540.00 feet; thence North 0°58' East a distance of 240.0 feet; thence South 88°11' East a distance of 540.0 feet to the point of beginning.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 3 AREA

Lots 1, 15, 16 17 and A Tucker's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 28, 29, 30, 31, 32, 33, 34, 35 and 36 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and B (Lot B is also known as Plat of Survey No. 181 parcels A and B) Auditor's Plat No. 281 Linn County, Iowa, including the adjoining streets.

AMENDMENT NO. 4 AREA

Reynold's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Pirie's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Lots 1-4 inclusive and lots 15-18 inclusive Auditor's Plat no. 275 Linn County, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's Second Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

The South Eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), excepting therefrom the East two hundred fifty (250) feet, All in Township Eighty-four (84), North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, including the adjoining streets;

and

South 4 Rods West 200 Feet North 8 Rods South 16 Rods SW¼ NE¼ SW¼ Section 33-84-7, Linn County, Iowa, subject to Public Highway, including the adjoining streets;

and

The South 8 rods of the SW¼ NE¼ SW¼ except the East 250 feet in Section 33 Township 84 North, Range 7 West of the 5th P.M. in Linn County, Iowa, including the adjoining streets;

and

The North eight (8) rods of the South sixteen (16) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) in Section 33-84-7, Linn County, Iowa, except the South four (4) rods of the West two hundred (200) feet thereof, including the adjoining streets;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The North 8 Rods of the NW¼, SE¼, SW¼ of Section 33-84-7, Linn County, Iowa, including the adjoining streets;

and

South 16 rods of the North 24 rods of the NW¼ of the SE¼ of the SW¼ and the West ½ of the NE¼ of the SE¼ of the SW¼ and the West 100 feet of SE¼ of NE¼ of the SE¼ of the SW¼ and the SW¼ of the SE¼ of the NE¼ of the SW¼ all in Section 33, Twp 84, North, Range 7 West of the 5th P.M., including the adjoining streets;

and

Auditor's Plat No. 396 to Linn County, Iowa including the streets within and adjoining;

And

Lots 4 through 9 inclusive and vacated A Avenue adjoining Lot 9 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 5 AREA

BEGINNING AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE NORTH ALONG THE EAST LINE OF SAID SE ¼ OF THE NW ¼ AND CONTINUING ALONG THE EAST LINE OF THE NE ¼ NW ¼ SAID SECTION 29 TO THE NORTHEAST CORNER OF THE SOUTH 18 RODS OF SAID NE ¼ NW ¼; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 18 RODS OF SAID NE ¼ NW ¼ TO THE NORTHWEST CORNER OF SAID SOUTH 18 RODS; THENCE SOUTH ALONG THE WEST LINE OF NE ¼ NW ¼ TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG SAID NORTH LINE OF SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 TO THE WEST LINE OF SAID NW ¼ NW ¼ THENCE NORTH ALONG THE WEST LINE OF SAID NW ¼ NW ¼ TO THE NORTHEAST CORNER OF NE ¼ SECTION 30-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG THE NORTH LINE OF SAID NE ¼ TO A POINT LOCATED 421.4 FEET EAST OF THE NORTHWEST CORNER OF SAID NE ¼; THENCE SOUTH ALONG A LINE BEARING S4°20'W (ASSUMING THE NORTH LINE OF THE NE ¼ SECTION 30-84-7 TO BEAR DUE WEST) TO THE CENTERLINE OF LOGGERHEAD ROAD, LINN COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF LOGGERHEAD ROAD TO THE SOUTH LINE OF THE NW ¼ NE ¼ OF SECTION 30-84-7; THENCE EAST ALONG THE SOUTH LINE OF THE NW ¼ NE ¼ AND THE SOUTH LINE OF THE NE ¼ NE ¼ OF SECTION 30-84-7 TO THE EAST LINE OF THE NE ¼ SECTION 30-84-7; THENCE SOUTH ALONG THE EAST LINE OF THE NE ¼ SECTION 30-84-7 TO THE SOUTH LINE OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 LINN COUNTY, IOWA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE W ½ OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-8.4-7; THENCE NORTH ALONG THE SAID EAST LINE AND THE EAST LINE OF THE W ½ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE E ¼ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF THE E ¼ OF THE N ¼ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ OF SECTION

29-84-7 TO THE SOUTH LINE OF SAID NORTH ¼ ACRE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

*Territory extends to center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 6 AREA

Tom G. Sharpe and Katherina I. Sharpe (Linn County)
Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, Auditor's Plat No. 448 and lying N-ly of the N-ly line of the Public Highway, as described in Warranty Deed recorded in Volume 1886 page 365, records of the Linn County, Iowa, Recorder's Office, extended SE-ly across former Railroad right-of-way

Tim L. McCalley and Eunice R. McCalley (Linn County)
Lot 2 and Lot 3, Auditor's Plat No. 448, Linn County, Iowa
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448

Timothy A. Myers and Jean Flickinger (Linn County)
Lot 4, Meadowbrook Estates Addition to Linn County, Iowa and all that part of 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the North line of the NW ¼ Section 30-84-7, Linn County, Iowa and lying N-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa, extended NE-ly across said former right-of-way.

Edwin L. Arkema and Leona M. Arkema (Linn County)
Lot 2, Meadowbrook Estates Addition to Linn County, Iowa
And
Lot 3, Meadowbrook Estates Addition to Linn County, Iowa, excepting therefrom Plat of Survey #1069, Linn County, Iowa, being a part of Lot 3, Meadowbrook Addition to Linn County, Iowa, as described in Volume 5651 at Page 256 and recorded May 10, 2004, in the Office of the Linn County, Iowa Recorder, subject to conditions, covenants, easements and restrictions of record.

Rodney G. Powell and Connie S. Powell (Linn County)
Lot 1, Meadowbrook Estates Addition to Linn County, Iowa

J. Patrick Geraghty and Pamela K. Geraghty (Linn County)
Lot 5, Meadowbrook Estates Addition to Linn County, Iowa

Dorothea J. O'Brien Revocable Trust dated February 23, 2002 (Linn County)
Lot 6, Meadowbrook Estates Addition to Linn County, Iowa

Charles D. Veldhuizen and Marsha R. Veldhuizen, Trustees, the Veldhuizen Family Trust dated November 7, 1998 (Linn County)
Lot 7, Meadowbrook Estates Addition to Linn County, Iowa

Richard L. White and Joyce A. White (Linn County)
Lot 8 and Lot 9, Meadowbrook Estates Addition to Linn County, Iowa

Gary R. Grimm and Elsie R. Grimm (Linn County)
That part of Lot 1 Irregular Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

Gerard A. Herman and Linda L. Herman (Linn County)
Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

Winston D. Zenor and Deann M. Zenor (Linn County)
Lot 10, Meadowbrook Estates Addition to Linn County, Iowa

Roland L. Hiemstra and Patty L. Hiemstra (Linn County)
All that part of the West Twenty-three and One-half (23 ½) Acres of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through the said Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30); and
All that part of Lot Three (3), Irregular survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3); all in Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, excepting therefrom that portion conveyed to Linn County, Iowa, by Warranty Deed recorded in Vol. 1877, page 668.
And
That part of the NW ¼ NE ¼ lying SW-ly of the public highway
And
West 13 ½ Acres SW ¼ NE ¼ and East 16 ½ Acres SE ¼ NW ¼ all in Section 30-84-7, Linn County, Iowa except public highway

Iowa 7th Day Adventist Association (Linn County)
Commencing at the Northwest corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., thence South along the West line of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7, 823.5 feet; thence South 85°41' E 33.1 feet to the East line of County Road and point of beginning; thence S 85°41' East 326.5 feet; thence South 4°20' West 377.6 feet to the Northeasterly line of County Road; thence North 52°19' West 375.9 feet along the Northeasterly line of County Road; thence North 52°19' West 375.9 feet along the Northeasterly line of County Road; thence North 171.1

feet along the East line of County Road to point of beginning, and containing two (2) acres all in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. The West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. is assumed to run North and South
And
Commencing at a point in the North line of the NW ¼ of NE ¼ of Section 30, Township 84 North, Range 7 West of the 5th P.M., which point is 33 feet East of the Northwest corner of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence South 825.8 feet; thence South 85 degrees 41 minutes East, 326.5 feet; thence North 4 degrees 20 minutes East 849.6 feet to point in the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence North 89 degrees 35 minutes West, 388.4 feet along the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M. to the point of beginning.

Iowa Electric Light and Power Company – 70% interest, Central Iowa Power Cooperative – 20% interest and Corn Belt Power Cooperative – 10% interest (Linn County)
The North 100 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 84 North, Range 7 West of the 5th P.M., excepting therefrom the public highway; and the West 150 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 18, excepting therefrom the public highway; and the North 50 feet of the West 150 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 84 North, Range 7 West of the 5th P.M. excepting therefrom the public highway.

Jane Ellen Fink Revocable Trust dated May 22, 1997 (To be annexed)
The SW Fractional ¼ of the SW ¼, except the right of way of the C. R. I. & P. Ry. Co.; in Section 19, Township 84, Range &, Linn County, Iowa
Subject to public highway and subject to covenants, conditions, restrictions and easements of record.

Hawkeye Land Company %Rick Stickle (To be annexed)
100-foot wide strip of abandoned railroad right of way in the SW Fractional ¼ of the SW ¼, in Section 19, Township 84 North, Range 7 West, Linn County, Iowa

Patrick Kilburg and Diane L. Kilburg (To be annexed)
The North One-Half (N ½) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-four (84) North, Range Seven (7) West of the 5th P.M., excepting Rolling Prairie Estates First Addition to Linn County, Iowa

Jane Ellen Fink Revocable Trust dated May 22, 1997 (City of Hiawatha)
The SW ¼ of the SE ¼; and
The SE ¼ of the SW ¼, excepting therefrom V & J First Addition to Linn County, Iowa; All in Section 19, Township 84, Range 7, Linn County, Iowa

Rodney C Saari and Vicki L. Saari (City of Hiawatha)
Lot #1, V and J First Addition to Linn County, Iowa

Francis J. Pruss Estate (City of Hiawatha)
Tract One:

NW ¼ SE ¼ and that part of the NE ¼ SE ¼ lying Westerly of Interstate 380, all in Section 19-84-7, Linn County, Iowa

Tract Two:

SW ¼ NE ¼ except road Section 19-84-7, Linn County, Iowa

Dell Ridge, LLC, Forrest Kramer, Manager (City of Hiawatha)
NW ¼ NE ¼ Section 19-84-7, Linn County, Iowa except North 50 feet West 150 feet thereof; and SW ¼ SE ¼ Section 18-84-7, Linn County, Iowa excepting therefrom North 100 feet of said SW ¼ SE ¼ excepting therefrom West 150 feet and further excepting therefrom West 150 feet said SW ¼ SE ¼ excepting from all the above the public highways, together with servient easements and estates and subject to covenants, easements and restrictions of record.

Mooney-Engle Land Company, LLC (City of Hiawatha)
N 50 acres E ½ NW ¼ Section 19-84-7, Linn County, Iowa subject to public highway and easements of record.

Mooney-Engle Land Company, LLC (Linn County)
That part of the E ½ NW ¼ Section 19-84-7, Linn County, Iowa lying South of the N 50 Acres thereof and lining North of Sharon's First Addition to Linn County, Iowa and Sharon's Third Addition to Linn County, Iowa

Loggerhead Road (City of Hiawatha)
That part of Loggerhead Road lying contiguous and adjacent to in the N 50 acres of the E ½ of the NW ¼, the NW ¼ of the NE ¼, except the North 50 feet of the West 150 feet thereof, the SE ¼ of the NW ¼, the NE ¼ of the SW ¼, the SW ¼ of the NE ¼, the NW ¼ of the SE ¼, the SE ¼ of the SW ¼ and the SW ¼ SE ¼ all in Section 19-84-7, Linn County, Iowa

Loggerhead Road (Linn County)
That part of Loggerhead Road lying contiguous and adjacent to the SW ¼ of the SW ¼ and the SW ¼ of the SE ¼, Section 18-84-7, and lying contiguous and adjacent to the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼, Section 19-84-7 all in Linn County, Iowa

Todd Hills Road (City of Hiawatha)
That part of Todd Hills Road lying contiguous and adjacent to the NE ¼ of the NW ¼, Section 19-84-7, Linn County, Iowa

Todd Hills Road (Linn County)
That part of Todd Hills Road lying contiguous and adjacent to the SW ¼ of the SW ¼, Section 18-84-7, Linn County, Iowa,

Hay Lane (City of Hiawatha)
That part of Hay Lane lying contiguous and adjacent to the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼, Section 19-84-7, Linn County, Iowa

Interstate 380 (City of Hiawatha)

That part of Interstate 380 lying contiguous and adjacent to the S ½ of the SE ¼ in Section 18-84-7, excepting the North 100 feet thereof, Linn County, Iowa; the NE ¼ of Section 19-84-7 and the N ½ of the SE ¼ of Section 19-84-7, Linn County, Iowa

Tower Terrace Road (Linn County)

That part of Tower Terrace Road lying in the unincorporated area of Linn County, north of the centerline lying contiguous and adjacent to the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ all in Section 30-84-7, Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot Three (3), Irregular Survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3) in Section Thirty (30), Township Eighty-four (84) North, Range Seven (7) West of the 5th, Linn County, Iowa.

And

That part of Tower Terrance Road lying in the unincorporated area of Linn County lying contiguous and adjacent Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 7, Irregular Survey of the SW ¼ NW ¼, Section 30-84-7, Linn County, Iowa and a 100-foot wide strip of land as same is presently laid out and located in the east half of the Southwest Quarter of the

Northwest Quarter of Section 30, Township 84 North, Range 7 West, Linn County, said strip commences at the East/West centerline of said Section and runs northerly 1040 feet.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 3 and Lot 4, Auditor's Plat No. 448, Linn County, Iowa and all that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Lot 9 and Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 8, Tower Acres Third Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Tower Acres Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot 8, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to that part of Lot 1 Irregular

Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

And
That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Tower Drive in the NW ¼ of the NW ¼, Section 30-84-7, Linn County, Iowa

Hunt Road (Linn County)
That part of Hunt Road lying contiguous and adjacent to the SW ¼ of the NW ¼, the SE ¼ of the NW ¼, the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ all in Section 19-84-7

Tower Drive (Linn County)
That part of Tower Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

Springbrook Drive (Linn County)
That part of Springbrook Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

AMENDMENT NO. 7 AREA
Added no new land.

AMENDMENT NO. 8 AREA
Added no new land.

AMENDMENT NO. 9 AREA
Added no new land.

AMENDMENT NO. 10 AREA

The West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, except the South 24 rods thereof and further excepting the public highways
And
The South 24 rods of the West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, subject to public highway
And
Beginning at a point S88"39'E 662.2 ft. from the center of said Sec. 18, said point being on the South line of said NE 1/4; thence N0"17'W 1266.1 ft.; thence N78"37 ½'E 284.2 ft.; thence S88"30 ½'E 75.2 ft.; thence S13" 24 ½'E 966.0 ft.; thence S1"23'E 394.3 ft. to a point on the said South line; thence N88"39'W 581.2 ft. along the South line, to the point of beginning; Containing 14.97 acres more or less.
Note: The South line of the NE 1/4 of said Sec. 18 is assumed to bear S88"39'E.

AND

Lot 1, Bowers Second Addition to Linn County, Iowa
And
That part of the Southwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380
And
That part of the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380

AND

That part of Cora Mae Lane lying contiguous and adjacent to Lot 1, Bowers First Addition to Linn County, Iowa and contiguous and adjacent to Lot 1, Bowers Second Addition to Linn County, Iowa also lying in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

The West Half of Interstate 380 lying adjacent and contiguous to Brittany Estates First Addition to Linn County, Iowa and the North 100 feet of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter in Section 18-84-7, the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa

Except

That part of the West Half of Interstate 380 lying adjacent and contiguous to Lot 3, Bowers Second Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

That part of County Home Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, and adjacent and contiguous to Lot 1, Bowers Second Addition to Linn County, Iowa and Lot 1, Bowers First Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter of Section 18-84-7, Linn County, Iowa

AND

The East Half of Loggerhead Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

The territory extends to the center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 11
Added no new land.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Hiawatha, Iowa.

The City of Hiawatha, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 12 would add and/or confirm the list of proposed projects to be undertaken within the Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Hiawatha, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this _____ day of _____, 2017.

_____

City Clerk, City of Hiawatha, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

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

_____

Mayor

ATTEST:

_____

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

Exhibit #1

AMENDMENT #12

HIAWATHA
URBAN RENEWAL PLAN

CITY OF HIAWATHA, IOWA

Original Area Adopted – June, 1991
Amendment #1 – August, 1994
Amendment #2 – July, 1998
Amendment #3 – December, 2001
Amendment #4 – March, 2002
Amendment #5 – November, 2005
Amendment #6 – May, 2010
Amendment #7 – September, 2012
Amendment #8 – March, 2013
Amendment #9 – March, 2014
Amendment #10 – February, 2015
Amendment #11 - April 6, 2016
Amendment #12 - _____, 2017

Final Version

AMENDMENT #12
to
HIAWATHA URBAN RENEWAL PLAN
CITY OF HIAWATHA, IOWA

The Hiawatha Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Hiawatha Urban Renewal Area ("Area" or "Urban Renewal Area"), originally adopted in 1991, and amended 11 times lastly by Amendment #11 adopted in 2016 is being further amended by this Amendment #12 ("Amendment #12" or "Amendment") to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area. No land is being added to the Area by this Amendment.

The material changes to the Plan by this Amendment #12 include the following:

1. Update the Previously Approved Urban Renewal Projects. See Page 4-5.
2. Addition of Proposed Eligible Urban Renewal Projects. See Page 6.
3. New map showing original Area and amendment areas. See Exhibit A.
4. Updating Financial Data. See Page 6-7.

Except as modified by this Amendment, the provisions of the original Hiawatha Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

DESCRIPTION OF THE URBAN RENEWAL AREA

Even though no land is being added by this Amendment, for convenience a depiction of the original Urban Renewal Area and each amendment area is set out in Exhibit A.

AREA DESIGNATION

The Area was originally designated as appropriate for an economic development designation. The Area continues to be an economic development area that is appropriate for the promotion of new and existing commercial and industrial development.

BASE VALUE

No change is being made to the boundaries of the original Urban Renewal Area or amendment areas by this Amendment. The "base valuation" of the original Urban Renewal Area and amendment areas will remain unchanged by this Amendment.

AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial development.

More specific objectives within the Area are as follows:

1. To provide for the installation of public works and facilities which contribute to the sound development of the entire City.

2. To plan for an provide sufficient land for commercial development in a manner that is efficient from the standpoint of transportation circulation and providing municipal services.

3. To stimulate through public action and commitment, private investment in new commercial development.

4. To provide a more marketable and attractive investment climate.

TYPES OF RENEWAL ACTIVITIES

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

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

2. To arrange for or cause to be provided the construction or repair of public infrastructure including streets, sanitary sewer and storm sewer systems, public utilities or other facilities in connection with urban renewal projects.

3. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

4. To make rebates, loans, or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.

5. To borrow money and to provide security therefor.

6. To make or have made surveys and plans necessary for the implementation of the urban renewal program or specific urban renewal projects.

7. To use tax increment financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.

8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Hiawatha and the State of Iowa.

PREVIOUSLY APPROVED OR CONTINUING URBAN RENEWAL PROJECTS

The following Urban Renewal Projects were authorized in prior Amendments and are continuing. Such Projects include:

1. Tax Rebate Development Agreements:

Company	Kind of construction	Expected investment $	Estimated increase of property value	Total not to exceed rebate remaining	No. of years remaining as of July 1, 2016
Dancers Edge	New dance studio	$1,405,000	$1,405,000	$102,000	3
Enseva	New data center	$1,200,000	$1,200,000	$150,625	5
Hawkeye Electric/Woodview Properties	New office/ warehouse facility	$950,000	$950,000	$100,000	4
Honkamp Krueger	New office facility	$1,300,000	$1,300,000	$31,000	1
Personal Safety Corp	New office facility	$762,500	$762,500	$23,900	1
Novak Heating & Air Cond-15th Ave	New office/ warehouse facility	$1,100,000	$1,100,000	$104,000	4
Ahmann Design (1501 Boyson Rd)	New office/technical facility	$2,000,000	$2,000,000	$192,000	3
Ahmann Design (1625 Boyson Rd)	New office facility	$2,000,000	$2,000,000	$96,000	2
Ahmann Design (1641 Boyson Sq.)	New office facility	$1,480,000	$1,480,000	$70,000	2
TAT Investments (1661 Boyson Sq.)	New office facility	$1,480,000	$1,480,000	$114,000	3
Iowa Stone Supply/BJG Investments, LLC	New warehouse/ office facility	$600,000	$600,000	$198,000	4
Squaw Creek/RL Holdings, LLC	New warehouse/ office facility	$1,100,000	$1,100,000	$112,400	4
Longfellow Sq. #4	New warehouse/ office facility	$1,215,000	$1,215,000	$204,000	6
NBGA, LLC phase #1	New warehouse/ distribution facility	$1,300,000	$1,300,000	$161,500	5
NGBA, LLC phase #2	New warehouse/ distribution facility	$1,500,000	$1,500,000	$161,500	5
PAKAR, LLC phase #1	New office facility	$1,500,000	$1,500,000	$200,000	5

Robins Rd. LLC	New warehouse/ distribution facility	$1,500,000	$1,500,000	$212,000	4
Next Level 22 /Dave Wright Nissan	New car dealership, office space, service	$8,000,000	$8,000,000	$1,182,000	6
Brainiac, LLC	New Medical Facility	$6,000,000	$6,000,000	$1,062,000	6
PCRK, Ltd Partnership	New office facility	$1,800,000	$1,800,000	$246,000	5
GoDaddy, LLC	Expansion of office facility	$1,200,000	$1,200,000	$174,000	6
Ryan Motors, Inc d/b/a/ CR Toyota	New car dealership, office space, service	$4,200,000	$4,200,000	$558,000	6
Hawkeye Dr., LLC	New office facility	$2,500,000	$2,500,000	$275,000	5
BLTS, LLC	New warehouse/ distribution facility	$975,000	$975,000	$129,600	6
CCB Packaging, LLC	New warehouse/ distribution facility	$2,000,000	$2,000,000	$237,500	5
Longfellow Sq. 2016	New office facility	$850,000	$850,000	$111,000	6
R Kavon	New office facility	$1,600,000	$1,600,000	$175,000	5
O'Brien Properties/ Focal Point Interiors	New retail/office facility	$505,000	$505,000	$60,000	5
Warrior Enterprises /McGrath Auto	Expansion/remodel office	$930,000	$930,000	$101,500	5
Mother Goose Daycare	Expansion of daycare center	$525,000	$525,000	$65,500	5
BDP Properties /Petersen Pet Hospital	New office/veterinary clinic	$1,800,000	$1,800,000	$192,500	5
Munson Electric	New office/warehouse	$1,500,000	$1,500,000	$160,500	5
TOTAL				**6,963,025**	

2. Public Improvements authorized in Amendment #11 or prior Amendment.
No change to Projects. These are continuing.

Project	Est. Date	Not to exceed	Rationale
NCPR/Robins/Emmons Intersection	4-1-16	$2,000,000	Re-alignment of this intersection and relocation of utilities. This Project promotes economic development because with the re-alignment of the intersection, it is expected to prompt new development in the Town Center area.

PROPOSED ELIGIBLE URBAN RENEWAL PROJECTS (Amendment #12)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Hiawatha Urban Renewal Plan, as previously amended, the Proposed Eligible Urban Renewal Projects under this Amendment #12 include:

1. Development Agreements: **A.** *Additional Development Agreements.* The City, at the discretion of the City Council, expects to consider requests for Development Agreements for projects that are consistent with this Plan. Such Agreements are unknown at this time, but based on past history the City has typically provided economic development projects with tax increment rebates. However, the City may consider a broad range of incentives as authorized by this Plan, including but not limited to loans, grants, tax rebates and other incentives. The costs of such Development Agreements will not exceed $10,000,000.

2. Planning, Plan related Engineering Fees, Recording fees, and Attorney Fees to Support Urban Renewal Projects.	Not to Exceed $100,000

DEBT

1.	July 1, 2016 constitutional debt limit:	$28,633,837
2.	Current outstanding general obligation debt:	$21,755,000
3.	Amount of debt that has been incurred or that is estimated to be approved on Previously Approved Urban Renewal Projects (see above) that were authorized prior to this Amendment and are continuing (or pending) will be approximately as follows:	$8,963,025 (for Previously Approved or continuing Urban Renewal Projects)
4.	Proposed amount of indebtedness to be incurred. This document is for planning purposes. The estimated project costs in this Amendment #12 are estimates only and will be incurred and spent over a number of years. In no event will the City's debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Area. Subject to the foregoing, it is estimated that the cost of the proposed eligible urban renewal projects (Amendment #12) as described above will be approximately as follows:	$10,100,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

GENERAL PLAN FOR DEVELOPMENT OF CITY AS A WHOLE

Hiawatha has a general plan for the physical development of the City, as a whole, outlined in the City of Hiawatha Comprehensive Plan, last updated December 21, 2016, by Resolution 16-236. The Plan, as amended, and the projects proposed in this Amendment are in conformity with the Comprehensive Plan.

Implementation of this Amendment #12 is in conformity with the City's Comprehensive Plan and in accordance with the City's Zoning Ordinances and Zoning Map as may be amended from time to time. This Urban Renewal Amendment does not change or in any way replace the City's current land use planning and zoning regulations.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreation or community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PROPERTY ACQUISITION/DISPOSITION

Notwithstanding prior plan provisions, the City will follow any and all applicable requirements for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

Notwithstanding prior plan provisions, the City will enter into development agreements and other agreements with developers upon terms and conditions in the discretion of the City Council.

URBAN RENEWAL FINANCING

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

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal

projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Hiawatha. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other Urban Renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

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

RELOCATION

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

URBAN RENEWAL PLAN AMENDMENTS

The Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding or changing urban renewal projects, or to modify goals or types of renewal activities or to add or change urban renewal projects. The City Council may amend this Plan in accordance with applicable state law.

EFFECTIVE DATE

This Urban Renewal Plan Amendment #12 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

The original 1991 Hiawatha Urban Renewal Area and the 1994 Amendment #1 Area were adopted before the effective date of the Iowa Code Section 403.17 requirement that the division of revenue be limited to twenty years in districts that are established on the basis of an economic development finding. The original 1991 Hiawatha Urban Renewal Area, and the 1994 Amendment #1 Area have a self-imposed expiration date of January 1, 2025, that is not required by statute. The City is hereby eliminating the self-imposed expiration date on the original 1991 Hiawatha Urban Renewal Area and the 1994 Amendment #1 Area.

Amendment #2 Area was first certified in 1999; therefore, fiscal year 2019-2020 is the last year that Tax Increment can be collected on the Amendment #2 Area.

Amendment #3 Area was first certified in 2002; therefore, fiscal year 2022-2023 is the last year that Tax Increment can be collected on the Amendment #3 Area.

Amendment #4 Area was first certified in 2002; therefore, fiscal year 2022-2023 is the last year that Tax Increment can be collected on the Amendment #4 Area.

Amendment #5 Area was first certified in 2005; therefore, fiscal year 2025-2026 is the last year that Tax Increment can be collected on the Amendment #5 Area.

Amendment #6 Area was first certified in 2010; therefore, fiscal year 2030-2031 is the last year that Tax Increment can be collected on the Amendment #6 Area.

Amendment #7 adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area and does not impact the effective dates.

Amendment #8 adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area and does not impact the effective dates.

Amendment #9 adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area and does not impact the effective dates.

Amendment #10 adds land and adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area. The last fiscal year to collect incremental taxes for the Amendment #10 Area will be 20 years from the calendar year following the calendar year in which the City next certifies debt pursuant to the TIF Ordinance for the Amendment #10 Area.

Amendment #11 adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area and does not impact the effective dates.

Amendment #12 adds and/or confirms a list of proposed projects to be undertaken within the Urban Renewal Area and does not impact the effective dates.

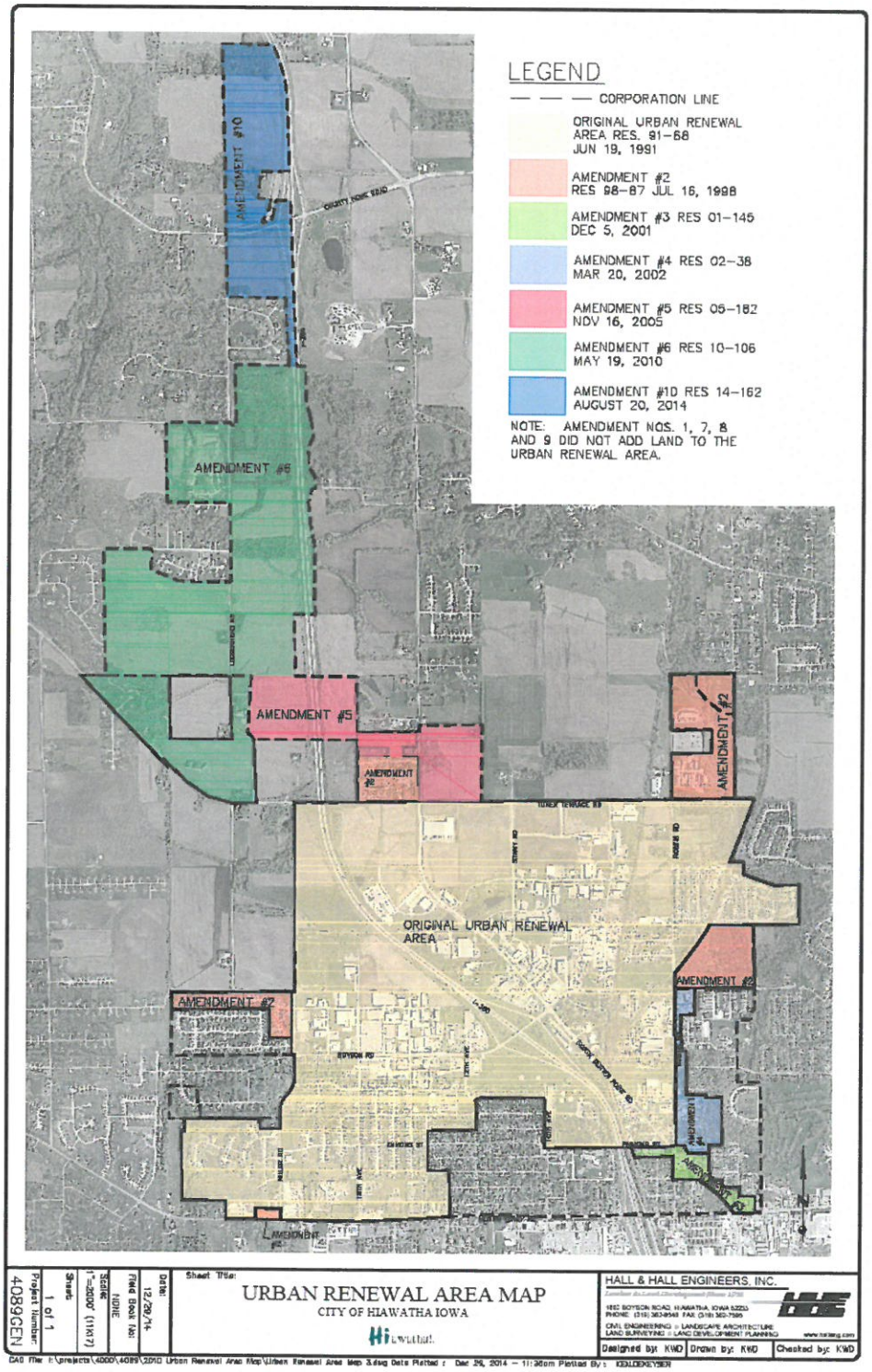
REPEALER

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

SEVERABILITY CLAUSE

If any part of this Amendment #12 is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
MAP OF ORIGINAL URBAN RENEWAL AREA AND ALL AMENDMENT AREAS



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 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 meeting 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 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 Council 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)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF HIAWATHA, STATE OF IOWA

The City Council of the City of Hiawatha, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on April 19, 2017 in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, to consider adoption of a proposed Amendment No. 12 to the Hiawatha Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Hiawatha, State of Iowa, legally described as follows:

ORIGINAL AREA

Beginning at the intersection of the southern corporate limits and Thirteenth Avenue; then North on Thirteenth Avenue to Rainbow Boulevard; then West on Rainbow Boulevard to Fourteenth Avenue; then North on Fourteenth Avenue and North 4th Avenue to Cress Parkway; then East on Cress Parkway to North 12th Avenue; then North on North 12th Avenue to Lyndhurst Drive; then East on Lyndhurst Drive to North 10th Avenue; then South on North 10th Avenue to Emmons Street; then East on Emmons Street to Robins Road; then North on Robins Road to the corporate limits; then following the corporate limits along the Northeast, North, Northwest, West, and Southwest boundaries to the point of beginning.

AMENDMENT NO. 1 AREA

Identical portion of the City of Hiawatha, Iowa included in the Original Project Area as Amendment #1 added no real property to the Area.

AMENDMENT NO. 2 AREA

1) The West 369.00 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), and all that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-four (84), Range Seven (7), lying Southeasterly of the Illinois Central Railroad right-of-way

AND

The East Half of Robins Road adjacent to this property and all of that part of East Boyson Road lying North of the East West 1/4 1/4 line that describes the NE1/4 NW1/4 of Section 33-T84N-R7W and NW1/4 NE1/4 of Section 33-T84N-R7W

AND

2) NW1/4 Section 28-84-7, Linn County, Iowa, except the West 1037 feet of South 260 feet thereof, and further excepting that part described as follows: Commencing at the NW corner said E1/2 NW1/4; thence due South 1175 feet along the West line said E1/2 NW1/4 to point of beginning; thence continuing due South along said West line 500 feet;

thence due East 853.5 feet to an existing fence; thence North 0 44'40" East 500.04 feet along an existing fence; thence due West 800 feet to point of beginning.

AND

West 1037 feet of the South 260 feet SE1/4 NW1/4 Section 28-84-7, Linn County, Iowa

AND

3) The South Twenty-nine and five-tenths (29.5) acres of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa

AND

The North Half of Tower Terrace Road that abuts the above legally described property.

AND

The West One-Half of the East One-Half of the following two tracts: The South 5 acres of the North 10 acres of the Southwest Quarter of the Northwest Quarter of Section 29. Township 84 North, Range 7, West of the 5th P.M., and the North One-Half acre of the South 30 acres of the Southwest Quarter of the Northwest Quarter of Section 29, Township 84, North Range 7 West of the 5th P.M., Linn County, Iowa, subject to a 20 foot road easement of record along the South side of the premises herein described, together with an equal right and share in an easement along the South 20 feet of the reserved or East One-Half of the premises herein above described.

AND

4) A part of the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 31-T84N-R7W of the 5th P.M., Linn County, Iowa, described as follows:

The SE1/4 NW¼ and the SW1/4 NE1/4 of said Section 31

EXCEPT

The south 882 feet of said SE1/4 NW1/4.

and EXCEPT

Beginning at the SE corner of said SW1/4 NE1/4 of Section 31; thence northerly along the East line of said SW1/4 NE1/4, 360 feet; thence westerly parallel to and 360 feet north of the South line of said SW1/4 NE1/4, 500 feet; thence northerly parallel to and 500 feet west of the East line of said SW1/4 NE1/4, 522 feet; thence westerly parallel to and 882 feet north of the South line of said SW1/4 NE1/4, to the west line of said SW1/4 NE1/4; thence southerly along said west line, 882 feet to the SW corner of said SW1/4 NE1/4; thence easterly along the south line of said SW1/4 NE1/4 to the point of beginning containing 19.72 acres more or less.

AND

5) That part of the NW1/4 NE1/4 Section 6-83-7, Linn County, Iowa, described as follows:

Commencing at the North Quarter corner of said Section 6-83-7; thence South a distance of 408.40 feet; thence South 88°11' East a distance of 1021.40 feet to the centerline of the County Road; thence South 0°58' West on said Road centerline a distance of 150.0 feet to the point of beginning; thence continuing South 0°58' West a distance 240.0 feet to the centerline of Blairs Ferry Road; thence North 88°11' West on the centerline of said Blairs Ferry Road a distance of 540.00 feet; thence North 0°58' East a distance of 240.0 feet; thence South 88°11' East a distance of 540.0 feet to the point of beginning.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 3 AREA

Lots 1, 15, 16 17 and A Tucker's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 28, 29, 30, 31, 32, 33, 34, 35 and 36 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and B (Lot B is also known as Plat of Survey No. 181 parcels A and B) Auditor's Plat No. 281 Linn County, Iowa, including the adjoining streets.

AMENDMENT NO. 4 AREA

Reynold's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Pirie's First Addition to the City of Hiawatha, Iowa including the streets within and adjoining;

and

Lots 1-4 inclusive and lots 15-18 inclusive Auditor's Plat no. 275 Linn County, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's Second Addition to Hiawatha, Iowa, including the adjoining streets;

and

Lot 1 Chaffee's First Addition to Hiawatha, Iowa, including the adjoining streets;

and

The South Eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), excepting therefrom the East two hundred fifty (250) feet, All in Township Eighty-four (84), North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, including the adjoining streets;

and

South 4 Rods West 200 Feet North 8 Rods South 16 Rods SW¼ NE¼ SW¼ Section 33-84-7, Linn County, Iowa, subject to Public Highway, including the adjoining streets;

and

The South 8 rods of the SW¼ NE¼ SW¼ except the East 250 feet in Section 33 Township 84 North, Range 7 West of the 5th P.M. in Linn County, Iowa, including the adjoining streets;

and

The North eight (8) rods of the South sixteen (16) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) in Section 33-84-7, Linn County, Iowa, except the South four (4) rods of the West two hundred (200) feet thereof, including the adjoining streets;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the North twenty-four (24) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The East two hundred fifty (250) feet of the South eight (8) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 33-84-7, Linn County, Iowa;

and

The North 8 Rods of the NW¼, SE¼, SW¼ of Section 33-84-7, Linn County, Iowa, including the adjoining streets;

and

South 16 rods of the North 24 rods of the NW¼ of the SE¼ of the SW¼ and the West ½ of the NE¼ of the SE¼ of the SW¼ and the West 100 feet of SE¼ of NE¼ of the SE¼ of the SW¼ and the SW¼ of the SE¼ of the NE¼ of the SW¼ all in Section 33, Twp 84, North, Range 7 West of the 5th P.M., including the adjoining streets;

and

Auditor's Plat No. 396 to Linn County, Iowa including the streets within and adjoining;

And

Lots 4 through 9 inclusive and vacated A Avenue adjoining Lot 9 Hartl's First Addition to Hiawatha, Iowa, including the adjoining streets.

The Urban Renewal District includes the full right-of-way of all roads forming the boundary.

AMENDMENT NO. 5 AREA

BEGINNING AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE NORTH ALONG THE EAST LINE OF SAID SE ¼ OF THE NW ¼ AND CONTINUING ALONG THE EAST LINE OF THE NE ¼ NW ¼ SAID SECTION 29 TO THE NORTHEAST CORNER OF THE SOUTH 18 RODS OF SAID NE ¼ NW ¼; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 18 RODS OF SAID NE ¼ NW ¼ TO THE NORTHWEST CORNER OF SAID SOUTH 18 RODS; THENCE SOUTH ALONG THE WEST LINE OF NE ¼ NW ¼ TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG SAID NORTH LINE OF SOUTH 5 ACRES OF THE S ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 29-84-7 TO THE WEST LINE OF SAID NW ¼ NW ¼ THENCE NORTH ALONG THE WEST LINE OF SAID NW ¼ NW ¼ TO THE NORTHEAST CORNER OF NE ¼ SECTION 30-84-7 LINN COUNTY, IOWA; THENCE WEST ALONG THE NORTH LINE OF SAID NE ¼ TO A POINT LOCATED 421.4 FEET EAST OF THE NORTHWEST CORNER OF SAID NE ¼; THENCE SOUTH ALONG A LINE BEARING S4°20'W (ASSUMING THE NORTH LINE OF THE NE ¼ SECTION 30-84-7 TO BEAR DUE WEST) TO THE CENTERLINE OF LOGGERHEAD ROAD, LINN COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF LOGGERHEAD ROAD TO THE SOUTH LINE OF THE NW ¼ NE ¼ OF SECTION 30-84-7; THENCE EAST ALONG THE SOUTH LINE OF THE NW ¼ NE ¼ AND THE SOUTH LINE OF THE NE ¼ NE ¼ OF SECTION 30-84-7 TO THE EAST LINE OF THE NE ¼ SECTION 30-84-7; THENCE SOUTH ALONG THE EAST LINE OF THE NE ¼ SECTION 30-84-7 TO THE SOUTH LINE OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 LINN COUNTY, IOWA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE W ½ OF THE NORTH ½ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ SECTION 29-8.4-7; THENCE NORTH ALONG THE SAID EAST LINE AND THE EAST LINE OF THE W ½ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7 TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE E ¼ OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE SW ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF THE E ¼ OF THE N ¼ ACRE OF THE SOUTH 30 ACRES OF THE SW ¼ NW ¼ OF SECTION

29-84-7 TO THE SOUTH LINE OF SAID NORTH ¼ ACRE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SE ¼ NW ¼ SECTION 29-84-7; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

*Territory extends to center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 6 AREA

Tom G. Sharpe and Katherina I. Sharpe (Linn County)
Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, Auditor's Plat No. 448 and lying N-ly of the N-ly line of the Public Highway, as described in Warranty Deed recorded in Volume 1886 page 365, records of the Linn County, Iowa, Recorder's Office, extended SE-ly across former Railroad right-of-way

Tim L. McCalley and Eunice R. McCalley (Linn County)
Lot 2 and Lot 3, Auditor's Plat No. 448, Linn County, Iowa
And
All that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448

Timothy A. Myers and Jean Flickinger (Linn County)
Lot 4, Meadowbrook Estates Addition to Linn County, Iowa and all that part of 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the North line of the NW ¼ Section 30-84-7, Linn County, Iowa and lying N-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa, extended NE-ly across said former right-of-way.

Edwin L. Arkema and Leona M. Arkema (Linn County)
Lot 2, Meadowbrook Estates Addition to Linn County, Iowa
And
Lot 3, Meadowbrook Estates Addition to Linn County, Iowa, excepting therefrom Plat of Survey #1069, Linn County, Iowa, being a part of Lot 3, Meadowbrook Addition to Linn County, Iowa, as described in Volume 5651 at Page 256 and recorded May 10, 2004, in the Office of the Linn County, Iowa Recorder, subject to conditions, covenants, easements and restrictions of record.

Rodney G. Powell and Connie S. Powell (Linn County)
Lot 1, Meadowbrook Estates Addition to Linn County, Iowa

J. Patrick Geraghty and Pamela K. Geraghty (Linn County)
Lot 5, Meadowbrook Estates Addition to Linn County, Iowa

Dorothea J. O'Brien Revocable Trust dated February 23, 2002 (Linn County)
Lot 6, Meadowbrook Estates Addition to Linn County, Iowa

Charles D. Veldhuizen and Marsha R. Veldhuizen, Trustees, the Veldhuizen Family Trust dated November 7, 1998 (Linn County)
Lot 7, Meadowbrook Estates Addition to Linn County, Iowa

Richard L. White and Joyce A. White (Linn County)
Lot 8 and Lot 9, Meadowbrook Estates Addition to Linn County, Iowa

Gary R. Grimm and Elsie R. Grimm (Linn County)
That part of Lot 1 Irregular Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

Gerard A. Herman and Linda L. Herman (Linn County)
Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

Winston D. Zenor and Deann M. Zenor (Linn County)
Lot 10, Meadowbrook Estates Addition to Linn County, Iowa

Roland L. Hiemstra and Patty L. Hiemstra (Linn County)
All that part of the West Twenty-three and One-half (23 ½) Acres of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through the said Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30); and
All that part of Lot Three (3), Irregular survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3); all in Township Eighty-four (84) North, Range Seven (7), West of the 5th P.M., Linn County, Iowa, excepting therefrom that portion conveyed to Linn County, Iowa, by Warranty Deed recorded in Vol. 1877, page 668.
And
That part of the NW ¼ NE ¼ lying SW-ly of the public highway
And
West 13 ½ Acres SW ¼ NE ¼ and East 16 ½ Acres SE ¼ NW ¼ all in Section 30-84-7, Linn County, Iowa except public highway

Iowa 7th Day Adventist Association (Linn County)
Commencing at the Northwest corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., thence South along the West line of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7, 823.5 feet; thence South 85°41' E 33.1 feet to the East line of County Road and point of beginning; thence S 85°41' East 326.5 feet; thence South 4°20' West 377.6 feet to the Northeasterly line of County Road; thence North 52°19' West 375.9 feet along the Northeasterly line of County Road; thence North 52°19' West 375.9 feet along the Northeasterly line of County Road; thence North 171.1

feet along the East line of County Road to point of beginning, and containing two (2) acres all in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. The West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M. is assumed to run North and South
And
Commencing at a point in the North line of the NW ¼ of NE ¼ of Section 30, Township 84 North, Range 7 West of the 5th P.M., which point is 33 feet East of the Northwest corner of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence South 825.8 feet; thence South 85 degrees 41 minutes East, 326.5 feet; thence North 4 degrees 20 minutes East 849.6 feet to point in the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M.; thence North 89 degrees 35 minutes West, 388.4 feet along the North line of said NW ¼ NE ¼ of Section 30, Twp. 84 North, Range 7 West of the 5th P.M. to the point of beginning.

Iowa Electric Light and Power Company – 70% interest, Central Iowa Power Cooperative – 20% interest and Corn Belt Power Cooperative – 10% interest (Linn County)
The North 100 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 84 North, Range 7 West of the 5th P.M., excepting therefrom the public highway; and the West 150 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 18, excepting therefrom the public highway; and the North 50 feet of the West 150 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 84 North, Range 7 West of the 5th P.M. excepting therefrom the public highway.

Jane Ellen Fink Revocable Trust dated May 22, 1997 (To be annexed)
The SW Fractional ¼ of the SW ¼, except the right of way of the C. R. I. & P. Ry. Co.; in Section 19, Township 84, Range &, Linn County, Iowa
Subject to public highway and subject to covenants, conditions, restrictions and easements of record.

Hawkeye Land Company %Rick Stickle (To be annexed)
100-foot wide strip of abandoned railroad right of way in the SW Fractional ¼ of the SW ¼, in Section 19, Township 84 North, Range 7 West, Linn County, Iowa

Patrick Kilburg and Diane L. Kilburg (To be annexed)
The North One-Half (N ½) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-four (84) North, Range Seven (7) West of the 5th P.M., excepting Rolling Prairie Estates First Addition to Linn County, Iowa

Jane Ellen Fink Revocable Trust dated May 22, 1997 (City of Hiawatha)
The SW ¼ of the SE ¼; and
The SE ¼ of the SW ¼, excepting therefrom V & J First Addition to Linn County, Iowa; All in Section 19, Township 84, Range 7, Linn County, Iowa

Rodney C Saari and Vicki L. Saari (City of Hiawatha)
Lot #1, V and J First Addition to Linn County, Iowa

Francis J. Pruss Estate (City of Hiawatha)
Tract One:

NW ¼ SE ¼ and that part of the NE ¼ SE ¼ lying Westerly of Interstate 380, all in Section 19-84-7, Linn County, Iowa

Tract Two:

SW ¼ NE ¼ except road Section 19-84-7, Linn County, Iowa

Dell Ridge, LLC, Forrest Kramer, Manager (City of Hiawatha)
NW ¼ NE ¼ Section 19-84-7, Linn County, Iowa except North 50 feet West 150 feet thereof; and SW ¼ SE ¼ Section 18-84-7, Linn County, Iowa excepting therefrom North 100 feet of said SW ¼ SE ¼ excepting therefrom West 150 feet and further excepting therefrom West 150 feet said SW ¼ SE ¼ excepting from all the above the public highways, together with servient easements and estates and subject to covenants, easements and restrictions of record.

Mooney-Engle Land Company, LLC (City of Hiawatha)
N 50 acres E ½ NW ¼ Section 19-84-7, Linn County, Iowa subject to public highway and easements of record.

Mooney-Engle Land Company, LLC (Linn County)
That part of the E ½ NW ¼ Section 19-84-7, Linn County, Iowa lying South of the N 50 Acres thereof and lining North of Sharon's First Addition to Linn County, Iowa and Sharon's Third Addition to Linn County, Iowa

Loggerhead Road (City of Hiawatha)
That part of Loggerhead Road lying contiguous and adjacent to in the N 50 acres of the E ½ of the NW ¼, the NW ¼ of the NE ¼, except the North 50 feet of the West 150 feet thereof, the SE ¼ of the NW ¼, the NE ¼ of the SW ¼, the SW ¼ of the NE ¼, the NW ¼ of the SE ¼, the SE ¼ of the SW ¼ and the SW ¼ SE ¼ all in Section 19-84-7, Linn County, Iowa

Loggerhead Road (Linn County)
That part of Loggerhead Road lying contiguous and adjacent to the SW ¼ of the SW ¼ and the SW ¼ of the SE ¼, Section 18-84-7, and lying contiguous and adjacent to the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼, Section 19-84-7 all in Linn County, Iowa

Todd Hills Road (City of Hiawatha)
That part of Todd Hills Road lying contiguous and adjacent to the NE ¼ of the NW ¼, Section 19-84-7, Linn County, Iowa

Todd Hills Road (Linn County)
That part of Todd Hills Road lying contiguous and adjacent to the SW ¼ of the SW ¼, Section 18-84-7, Linn County, Iowa,

Hay Lane (City of Hiawatha)
That part of Hay Lane lying contiguous and adjacent to the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼, Section 19-84-7, Linn County, Iowa

Interstate 380 (City of Hiawatha)

That part of Interstate 380 lying contiguous and adjacent to the S ½ of the SE ¼ in Section 18-84-7, excepting the North 100 feet thereof, Linn County, Iowa; the NE ¼ of Section 19-84-7 and the N ½ of the SE ¼ of Section 19-84-7, Linn County, Iowa

Tower Terrace Road (Linn County)

That part of Tower Terrace Road lying in the unincorporated area of Linn County, north of the centerline lying contiguous and adjacent to the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ all in Section 30-84-7, Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot Three (3), Irregular Survey of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) lying Northerly and Easterly of the Public Highway extending through said Lot Three (3) in Section Thirty (30), Township Eighty-four (84) North, Range Seven (7) West of the 5th, Linn County, Iowa.

And

That part of Tower Terrance Road lying in the unincorporated area of Linn County lying contiguous and adjacent Lot Four (4) containing 0.74 acres in Auditor's Plat #448 filed January 21, 1971, in Plat Records Volume 18, page 47; and Lot One (1) Irregular Survey of the West Fractional Half of the Northwest Quarter (W. Frl. ½ NW ¼) of Section 30, Township 84 North, Range 7 West of the 5th P.M., containing 8.67 acres as shown in Book 3, page 126.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 7, Irregular Survey of the SW ¼ NW ¼, Section 30-84-7, Linn County, Iowa and a 100-foot wide strip of land as same is presently laid out and located in the east half of the Southwest Quarter of the

Northwest Quarter of Section 30, Township 84 North, Range 7 West, Linn County, said strip commences at the East/West centerline of said Section and runs northerly 1040 feet.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 3 and Lot 4, Auditor's Plat No. 448, Linn County, Iowa and all that part of the 100 foot former right-of-way of the Chicago, Rock Island and Pacific Railroad Company lying S-ly of the most N-ly line of Lot 2, Auditor's Plat No. 448, Linn County, Iowa extended NE-ly across said former right-of-way and lying N-ly of a line drawn at right angles to the centerline of said former right-of-way through the most N-ly corner of Lot 4, said Auditor's Plat No. 448.

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Lot 9 and Lot 11, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 8, Tower Acres Third Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Lot 1, Tower Acres Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to Lot 8, Meadowbrook Estates Addition to Linn County, Iowa

And

That part of Tower Terrace Road lying in the unincorporated area of Linn County north of the centerline lying contiguous and adjacent to that part of Lot 1 Irregular

Survey NE ¼ Section 25-84-8 lying NE-ly of the Public Highway except 149 feet and 3 inches off the East side thereof, Linn County, Iowa and further excepting public highway

And
That part of Tower Terrace Road lying in the unincorporated area of Linn County lying contiguous and adjacent to Tower Drive in the NW ¼ of the NW ¼, Section 30-84-7, Linn County, Iowa

Hunt Road (Linn County)
That part of Hunt Road lying contiguous and adjacent to the SW ¼ of the NW ¼, the SE ¼ of the NW ¼, the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ all in Section 19-84-7

Tower Drive (Linn County)
That part of Tower Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

Springbrook Drive (Linn County)
That part of Springbrook Drive lying within Meadowbrook Estates Addition to Linn County, Iowa

AMENDMENT NO. 7 AREA
Added no new land.

AMENDMENT NO. 8 AREA
Added no new land.

AMENDMENT NO. 9 AREA
Added no new land.

AMENDMENT NO. 10 AREA

The West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, except the South 24 rods thereof and further excepting the public highways
And
The South 24 rods of the West 40 rods of the SW ¼ NE 1/4 Section 18-84-7, Linn County, Iowa, subject to public highway
And
Beginning at a point S88"39'E 662.2 ft. from the center of said Sec. 18, said point being on the South line of said NE 1/4; thence N0"17'W 1266.1 ft.; thence N78"37 ½'E 284.2 ft.; thence S88"30 ½'E 75.2 ft.; thence S13" 24 ½'E 966.0 ft.; thence S1"23'E 394.3 ft. to a point on the said South line; thence N88"39'W 581.2 ft. along the South line, to the point of beginning; Containing 14.97 acres more or less.
Note: The South line of the NE 1/4 of said Sec. 18 is assumed to bear S88"39'E.

AND

Lot 1, Bowers Second Addition to Linn County, Iowa
And
That part of the Southwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380
And
That part of the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa lying West of Interstate 380

AND

That part of Cora Mae Lane lying contiguous and adjacent to Lot 1, Bowers First Addition to Linn County, Iowa and contiguous and adjacent to Lot 1, Bowers Second Addition to Linn County, Iowa also lying in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

The West Half of Interstate 380 lying adjacent and contiguous to Brittany Estates First Addition to Linn County, Iowa and the North 100 feet of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter in Section 18-84-7, the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter in Section 7-84-7, Linn County, Iowa

Except

That part of the West Half of Interstate 380 lying adjacent and contiguous to Lot 3, Bowers Second Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

AND

That part of County Home Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, and adjacent and contiguous to Lot 1, Bowers Second Addition to Linn County, Iowa and Lot 1, Bowers First Addition to Linn County, Iowa, also located in the Northwest Quarter of the Northeast Quarter of Section 18-84-7, Linn County, Iowa

AND

The East Half of Loggerhead Road lying adjacent and contiguous to the Southwest Quarter of the Northeast Quarter in Section 18-84-7, Linn County, Iowa

The territory extends to the center line of all secondary roads adjacent to the above described properties.

AMENDMENT NO. 11
Added no new land.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Hiawatha, Iowa.

The City of Hiawatha, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 12 would add and/or confirm the list of proposed projects to be undertaken within the Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Hiawatha, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this _____ day of _____, 2017.

_____

City Clerk, City of Hiawatha, State of Iowa

(End of Notice)

01333688-1\10575-147

CERTIFICATE OF PUBLISHER'S
AFFIDAVIT OF PUBLICATION

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Hiawatha, in the County of Linn, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the Cedar Rapids Gazette, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2017.

WITNESS my official signature this _____ day of _____, 2017.

_____
City Clerk, City of Hiawatha, State of Iowa

(SEAL)

01333689-1\10575-147

Instructions for the Certificate of Mailing of Notices

IMPORTANT

All three of the following documents must be signed, dated and MAILED to the taxing entities and attached to the Certificate of Mailing of Notices that should be immediately returned to our office:

1) The single page entitled "Notice of a Consultation" AND
2) The 14 page document entitled "Notice of Public Hearing" AND
3) The entire resolution with the Amendment attached. (The Notice of a Consultation and the Notice of Public Hearing will be repeated in this document, but you will need to **mail** all three of the documents to the affected taxing entities.)

Make sure to address the envelopes to the County and the public school district(s) in the Urban Renewal Area as follows:

"Board of Supervisors of Linn County, c/o County Auditor"; and

"Cedar Rapids Community School District, c/o President or Secretary of the Board of Directors."

Note: If we don't receive this Certificate (with attachments) back ASAP after it is mailed, we will not be able to determine that the appropriate notices have been sent to start the Amendment process.

CERTIFICATE OF MAILING OF NOTICES
OF CONSULTATION AND HEARING

I, the undersigned, City Clerk of the City of Hiawatha, State of Iowa, do hereby certify that on the _____ day of _____, 2017, I caused there to be deposited and mailed in the United States mail at Hiawatha, Iowa, properly stamped and addressed, a copy of the following-described notices, each in the form attached hereto, to each school district, county or city, as applicable, which levied or certified for levy a property tax on any portion of the taxable property located within the proposed Hiawatha Urban Renewal Area in the fiscal year beginning prior to the calendar year in which the Plan was submitted to the City Council for approval:

1) NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF HIAWATHA, STATE OF IOWA, AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN FOR THE CITY OF HIAWATHA, STATE OF IOWA; AND

2) NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 12 TO THE HIAWATHA URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE CITY OF HIAWATHA, STATE OF IOWA.

3) RESOLUTION SETTING DATES FOR CONSULTATION AND PUBLIC HEARING WITH AMENDMENT ATTACHED AS EXHIBIT 1.

The affected taxing entities and their mailing addresses are as follows:

Cedar Rapids Community School District	Board of Supervisors of Linn County
c/o Secretary or Board President	c/o Linn County Auditor
(Insert address)	(Insert address)

Note: Community College is not an "affected taxing entity" as of 7/1/2012.

Note: The City has confirmed that the above school(s) and county(ies) are the only entities within the entire urban renewal area. If this is not correct, the notices and resolution must be sent to **all** schools and counties within the **entire** urban renewal area.

WITNESS my hand and the seal of the City at Hiawatha, Iowa, this _____ day of _____, 2017.

_____
City Clerk, City of Hiawatha, State of Iowa

(SEAL)

Attach copies of the items listed above, that were mailed to this Certificate and send the Certificate and attachments to Ahlers & Cooney, P.C.

01333583-1\10575-147

NEWSPAPER'S COPY -
PUBLISH PER LETTER OF INSTRUCTION

CERTIFICATE OF PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Hiawatha, in the County of Linn, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the Cedar Rapids Gazette, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the County, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2017.

WITNESS my official signature this _____ day of _____, 2017.

_____
City Clerk, City of Hiawatha, State of Iowa

(SEAL)

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