

COMPLETE AND RETURN TO:
JASON L. COMISKY

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

AGENDA ITEMS

Governmental Body: The City Council of the City of Sheldon, State of Iowa.
Date of Meeting: May 5, 2015.
Time of Meeting: 4:30 P.M.
Place of Meeting: Council Chambers, Community Services Building, 416 - 9th Street, Sheldon, Iowa.

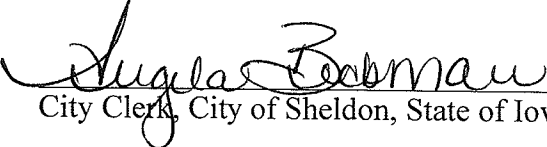
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Amended and Restated Sheldon Urban Renewal Plan

- Public hearing on the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan
- Resolution determining an area of the City to be a blighted and economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan

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

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



City Clerk, City of Sheldon, State of Iowa

May 5, 2015

The City Council of the City of Sheldon, State of Iowa, met in regular session, in the Council Chambers, Community Services Building, 416 - 9th Street, Sheldon, Iowa, at 4:30 P.M., on the above date. There were present Mayor Meendering, in the chair, and the following named Council Members:

Ben Rensink, Randy Fonkert, Brad Hindt,

Greg Geels + Zach Sawyer

Absent: Ø

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan, the Mayor first asked for the report of the City Manager, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that Ø written recommendations were received from affected taxing entities. The report of the City Manager, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that Ø written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan and Ø were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member Hindt then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE AMENDED AND RESTATED SHELDON URBAN RENEWAL PLAN" and moved that the same be adopted. Council Member Sawyer seconded the motion to adopt. The roll was called and the vote was,

AYES: Rensink, Hindt, Geels, Sawyer

Fonkert

NAYS: Ø

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

RESOLUTION NO. R15-4171

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

WHEREAS, by Resolution No. R89-2953, adopted September 6, 1989, 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 Sheldon Urban Renewal Plan (the "Plan") for the Sheldon Urban Renewal Plan Area (the "Urban Renewal Area" or "Area") described therein; and

WHEREAS, by Resolution No. 89-2975 dated November 15, 1989 (Amendment 1), Resolution No. R94-3184 dated December 21, 1994 (Amendment 2), Resolution No. R97-3265 dated July 16, 1997 (Amendment 3), Resolution No. R98-3278 dated January 21, 1998 (Amendment 4), Resolution No. R99-3319 dated May 19, 1999 (Amendment 5), Resolution No. R00-3401 dated December 20, 2000 (Amendment 6), Resolution No. R06-3731 dated November 15, 2006 (Amendment 7), Resolution No. R07-3739 dated February 5, 2007 (Amendment 8), Resolution No. R07-3788 dated September 19, 2007 (Amendment 9), Resolution R08-3884 dated October 15, 2008 (Amendment 10), Resolution R13-4063 dated February 20, 2013 (Amended and Restated Plan), this City Council approved and adopted eleven amendments to the Plan; and

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

SHELDON, IOWA / O'BRIEN COUNTY

1. Auditor's Subdivision of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., also known as Robinson and Ward's Addition.
2. Auditor's Subdivision of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North Range Forty two (42), West of the 5th P.M., known as Robinson's Addition or Robison's Addition. **(Deleted from Urban Renewal Area – Amendment 8 3/7/07)**

3. ~~The South 120 feet of Lot Eleven (11), Lot Ten (10), Lot Nine (9), vacated Fourth Avenue of Dean's Addition. (Deleted from Urban Renewal Area – Amendment 8 3/7/07)~~
4. Auditor's Subdivision of the East Half of the Southwest Quarter (E½ SW¼) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., Lots 1-7, known as Robison's or Robinson's Addition.
5. Auditor's Subdivision of the East Half of the Southwest Quarter (E½ SW¼) of Section Thirty (30), Township Ninety-seven (97) North Range Forty-two (42), West of the 5th P.M., Robinson's Addition, Lots 8-16.
6. Lots 1-11, Block A of Bishop's First Addition.
7. Lots 1, 2, 3, 8, 9, 12, 13, 16, 17, 20, of Block B of Bishop's First Addition.
8. Auditor's Subdivision of Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., Lots 1-4.
9. Blocks 1 through 3 of Forth Addition.
10. Van Wattering Replat of Lot Twelve (12), Block Forty-three (43), Second Addition to the City of Sheldon, Iowa.
11. Blocks 43, 44, 47, 48, 49, 50, 51, 52, 53A, and 53B of Second Addition and vacated First Avenue adjacent to Block 48 of Second Addition to the City of Sheldon, Iowa.
12. Hollander's Replat of Lots 8 and 9 of Block Forty-five (45), Second Addition; and Lots 1-7 of Block Forty-five (45).
13. Bassett and Riddell Replat of Lots 1-5 and the East 92 feet of Lot 6 to Sheldon, Iowa, and Lots 7, 8 and 9 in Block Forty-six (46), and West 40 feet of Lot 6 of Block Forty-six (46) of Second Addition.
14. Auditor's Subdivision of the South Half (S½) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-two (42) West of the 5th P.M., Lots 1-5.
15. Blocks 34, 35, 36 and 37 of Third Addition.
16. Lots 1-3 and 16-20 of Block 27 of First Addition to the City of Sheldon, Iowa.
17. Block 1-10, and Block 15 including the Vacated Alley between 2-3 and 10-11 in Block 15, of the Original Town of Sheldon, Iowa.

18. All railroad right-of-way and abandoned railroad right-of-way lying in the Northerly to Southerly direction from the Northerly City Limits of Sheldon, Iowa, to the Southerly City Limits of Sheldon, Iowa, and All railroad right-of-way and abandoned railroad right-of-way lying East of Western Avenue to a line directly South of the Center Line of 4th Avenue to Hubbard Street.
19. The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Six (6), Township Ninety-six (96) North, Range Forty-two (42), West of the 5th P.M., including Lot 10 therein.
20. All street right-of-way and vacated street and alley right-of-way adjacent to afore described property in Items 1-18 hereof.
21. Park Hill Addition: Lots 1-7 & 38-44 in Block 95, Lots 1-7 & 38-44 in Block 96, All of Block 97, Lots 1-5 & 44-48 in Block 98. **(Note: Paragraphs 21-50 were added by Amendment 2 12/21/94)**
22. S 660.7' of E 999.2' of SE $\frac{1}{4}$ SE $\frac{1}{4}$, except Groots Second Addition all in 30-97-42.
23. S 369.9' of W 1,036.1' of SW $\frac{1}{4}$ SW $\frac{1}{4}$, except Valley View Addition all in 29-97-42.
24. Commencing at the SW Corner of Section 29, E 1,036.10', N 260' to point of beginning, N 124.96', E 86.5', S 97', E 113.5', S 27.96', W 200' to beginning; and beginning 1,047.4' E and 50' N of SW corner SW $\frac{1}{4}$ of Section 29, W 11.3', N 210', E 200', S 200', W 188.7', S 10' to point of beginning. All in 29-97-42.
25. New Horizons First Addition: Lots 1-8 in Block 1, Lots 1-5 & 18 in Block 2.
26. SW $\frac{1}{4}$ 29-97-42 lying North and East of New Horizon First, New Horizon Second and New Horizon Third Additions except tract described as: Commencing 692.8' W & 659.9' N of S $\frac{1}{4}$ corner of Section 29, W 205', N 125', W 1,068.2', N 926.2', E 1,124.6', S 525', E 140', S 532.1' to point of beginning.
27. East $\frac{1}{2}$ of 29-97-42.
28. All of Section 28-97-42.
29. All of Section 33-97-42.
30. N $\frac{1}{2}$ Section 4-96-42 and N $\frac{1}{2}$ Section 5-96-42.
31. N $\frac{1}{2}$ Section 6-96-42 except W $\frac{1}{2}$ NW $\frac{1}{4}$.
32. All of Drakes Out Lots (Inclusive of Spruce Mead Acres Addition).
33. Lots 6-11, 17 and 21 of Auditor's Subdivision of S $\frac{1}{2}$ of 31-97-42.

34. N½ SW¼ South of the railroad & S½ SW¼ except the cemetery all in Section 32-97-42.
35. Second Addition: Blocks 54A, 54B, 55A & 55B.
36. SE¼ of Section 32-97-42.
37. The East Half of the Northeast Quarter (E½ NE¼) Section 32, Township Ninety-seven (97), Range Forty-two (42) except the following described real estate:

Lots 1 through 3 and lots 5 through 18 and all public streets and other public areas dedicated to the city except for description "B" as shown on final plat of East Ridge Addition filed by James C. Sailer and recorded in Book 1 of Plats, page 111 in the office of the O'Brien County Recorder

and

Lots 1 and 2 of the Replat of lot 4 as show on the final plat of the replat of lot 4 East Ridge addition platted by James C. Sailer and recorded in plat envelope 153, the office of O'Brien County Recorder. **(Lots in East Ridge Addition Removed from East Ridge Addition 12-20-00; Amendment 6)**

38. NW¼ NE¼ North of East 4th Street extended all in 32-97-42.
39. 32-97-42 beginning 50' S of NE corner NW¼, S 20 rods, W 20 rods, N 20 rods, E 20 rods to beginning.
40. W 318' of E 681' of N 276' NW¼ NW¼ 32-97-42 except N 50'.
41. Block 71 & 72 Fifth Addition & Block 1, Normal College Addition.
42. Lots 1, 2, 12 & 13, Block 33 First Addition.
43. NE¼ SE¼ except S 125' of E 996.9' all in 30-97-42.
44. NE¼ East of Highway 60 in 30-97-42.
45. Dean's 1st Addition Lots 1-8 & N 134' of Lot 11 and all Lots 12-18.
46. All of That part of NW¼ SE¼ 30-97-42 lying East of Highway 60 and bounded on West by Lots 15-18, Dean's 1st Addition and all that part of NW¼ SE¼ 30-97-42 lying North of Lot 18 Dean's 1st Addition and East of Highway 60.
47. NW¼ SE¼ of 30-97-42 lying East of Fifth Avenue extended.

48. NW¼ East of Highway 60 in 20-97-42 and beginning at SW corner of NE¼ of Section 20-97-42, N 345.2', SE 381', E 265.7', S 620.68', SE 1,359.62', SW 550', NW 2,301.04', E 464.38' to point of beginning.
49. East ½ of Block B, Bishop's First Addition.
50. All street right-of-way and vacated street and alley right-of-way adjacent to afore described property in items 1-49 hereof inclusive of Highway 60 thru Sections 19 & 20, Floyd Township.

51. ~~A parcel of land located in the NW¼ of the NE¼ of Section Thirty two (32), Township Ninety seven (97) North, Range Forty two (42) West of the Fifth Principal Meridian (5th P.M.), O'Brien County, Iowa, described as follows:~~

~~Commencing at the Northeast Corner of the NW¼ of the NE¼ of said Section 32; thence South 00 degree 34 minutes 00 second East 436.05 feet along the East line of the NW¼ of the NE¼ to the Point of Beginning; thence continuing South 00 degree 34 minutes 00 second East 867.60 feet to the North Right of Way line of Sixth Street; thence North 89 degrees 49 minutes 50 seconds West 199.60 feet along said North Right of Way line; thence North 00 degree 34 minutes 00 second West 867.01 feet to the North Right of Way line of East Fourth Street extended East; thence North 90 degrees 00 minute 00 second East 199.60 feet along said North Right of Way line to the Point of Beginning containing 3.97 acres. (Added to Urban Renewal Area 7-16-97; Amendment 3) (Deleted from Urban Renewal Area 10/15/08 Amendment 10)~~

52. A parcel of land located in the NW¼ and in the NE¼ of Section 32, Township 97 North, Range 42 West of the 5th P.M., Sheldon, O'Brien County, Iowa, described as follows:

Commencing at the Northeast Corner of the NW¼ of the NE¼ of said Section 32; thence south 00° 34' 00" East 1303.65 feet along the East line of the NW¼ of the NE¼ to the North Right of Way line of 6th street and the Point of Beginning; thence continuing South 00° 34' 00" East 60.00 feet to the South Right of Way line of 6th street; thence North 89° 49' 50" West 1765.6 feet along said South line to the West Right of Way line of 19th avenue; thence North along said West line for 922.4 feet to the North Right of Way line of East Fourth street; thence North 90° 00' 00" East 1566.0 feet along said North line; thence South 00° 34' 00" East 867.01 feet to the North Right of Way line of 6th street; thence South 89° 49' 50" East 199.60 feet to the Point of Beginning; containing 33.5 acres more or less.

Note: The North line of the NW¼ of the NE¼ was assumed to bear North 90° 00' 00" East. (Added to Urban Renewal Area 1-21-98; Amendment 4)

53. Blocks Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Eighteen (18) and Nineteen (19) of the Original Town of Sheldon, O'Brien County, Iowa

AND

All street right-of-way, vacated streets and alley right-of-way adjacent to the aforementioned real estate.

(Added to Urban Renewal Area 11-15-2006; Amendment 7)

SHELDON, IOWA / SIOUX COUNTY

1. A tract of land located in the East One-Half (E½) of Section Thirty-six (36), Township Ninety-seven (97) North, Range Forty-three (43), West of the 5th P.M., and more particularly described as follows:

Beginning at the Northeast Corner of said Section 36; thence South 00° 00' West 2589.0 feet along the East line of said Section 36 (centerline of Western Avenue) to the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Westerly along said North right-of-way line for approximately 1965 feet to the Southeast Corner of Northwest Iowa Vocational School's property as shown by survey filed in Book 25 page 273 of the County Recorder's office; thence North 11° 19' East 806.4 feet along the East line of said survey to the South right-of-way line of the former Illinois Central Railroad; thence Northeasterly approximately 200 feet to a point on the North right-of-way line of the former Illinois Central Railroad, said point being in Southwest corner of a 3.25 acre parcel of land as shown by survey filed 1977, card 2487 of the County Recorder's office; thence North 24° 38' East 54.9 feet along the West line of said survey; thence South 72° 11' East 603.2 feet along the North line of said survey; thence North 04° 07' East 1274.5 feet; thence South 83° 11' 10" East 98.7 feet; thence North 00° 16' West 240.1 feet to the centerline of Iowa Highway Number 18 and the North line of Section 36; thence East 748.0 feet to the Point of Beginning.

2. A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Ninety-seven (97) North, Range Forty-three (43), West of the 5th P.M., and more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE¼) of said Section 36; thence North 00° 00' West 904.6 feet; thence North 89° 00' 00" West 193.0 feet; thence North 00° 00' West 255.5 feet; thence North 88° 27' West 2455.7 feet to the West line of said SE¼; thence South 00° 10' East 1153.7 feet to the Southwest corner of said SE¼; thence South 88° 26' 20" East 2644.7 feet to the Point of Beginning.

Note: For the purpose of this description the East line of the SE¼ of Section 36, Township 97, Range 43 was assumed to bear due North and South.

3. A tract of land beginning at the SW Corner of the Fairgrounds being a point 962.1' North 71° 10' West of a point 1782' South of the NE Corner of Section 36-97-43, running thence North 04° 07' East 1,274' to a point thence North 81° 10' West 280' to a point. Thence South 04° 07' West 1226' to a point thence South 71° 10' East 238' to the point of beginning, containing 8 acres. **(Added by Amendment No. 2, 12/21/94).**

4. A tract of land in Section Thirty-six (36), Township Ninety-seven (97) North, Range Forty-three (43) West of the Fifth Principal Meridian located in Sioux County, Iowa and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 36, Township 97 North, Range 43 West of the 5th P.M.; Thence North 00° 00' 00" East along the East line of the Southeast Quarter of Section 36 for 904.60 feet to the Point of Beginning; thence North 89° 01' 00" West for 510.11 feet; thence North 00° 01' 00" West 258.00 feet; thence North 88° 32' 45" West a distance of 2,151.52 feet, more or less, to the West line of said Southeast Quarter; thence North 00° 13' 11" West along said Quarter line a distance of 1,869.87 feet, more or less, to a point on the Southerly right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; thence South 86° 06' 18" East along said Southerly right-of-way line a distance of 1,245.70 feet to the point of curvature of a 01° 53' 51" circular curve, having a radius of 3,019.6 feet, concave Southwesterly; thence Southeasterly along said circular curve a distance of 1,352.95 feet, the chord of said circular curve bears South 73° 16' 10" East a distance of 1,341.66 feet to a point of tangence with the succeeding course; thence South 60° 13' 55" East a distance of 147.19 feet to the East line of the Southeast Quarter of Section 36; thence South 00° 00' 00" West along the East line of the Southeast Quarter of Section 36 for 1,647.27 feet to the Point of Beginning. **(Added to Urban Renewal Area 5-19-99; Amendment 5);** and

WHEREAS, a proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan ("Amendment No. 1" or "Amendment") for the Amended and Restated Sheldon Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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 Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 1 to the Urban Renewal Area adds no new land; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan; and

WHEREAS, by resolution adopted on April 1, 2015, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Manager, or his

delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Sheldon Mail-Sun, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of the City of Sheldon, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Amended and Restated Sheldon Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is expected and as to those areas of open land to be acquired by the City included within the Amended and Restated Sheldon Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

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

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

Section 4. That Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan of the City of Sheldon, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan for the City of Sheldon, State of Iowa"; Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan of the City of Sheldon, State of Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Amended and Restated Sheldon Urban Renewal Plan, and the Plan as amended, shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 1 to the Amended and Restated Sheldon Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for O'Brien County, Iowa, to be filed and recorded in the manner provided by law.

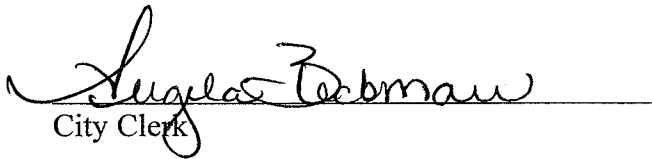
Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 5th day of May, 2015.



Mayor

ATTEST:



City Clerk

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

**AMENDMENT #1
TO THE
AMENDED AND RESTATED
SHELDON
URBAN RENEWAL PLAN**

CITY OF SHELDON, IOWA

Original Area Adopted – 09/06/89

Amendment #1 – 11/15/1989

Amendment #2 – 12/21/1994

Amendment #3 – 07/16/1997

Amendment #4 – 01/21/1998

Amendment #5 – 05/19/1999

Amendment #6 – 12/20/2000

Amendment #7 – 11/15/2006

Amendment #8 – 02/07/2007

Amendment #9 – 09/19/2007

Amendment #10 – 10/15/2008

Amended and Restated Plan – 02/20/2013

Amendment #1 to the Amended and Restated Plan - __/__/2015

**AMENDMENT #1
TO THE
AMENDED AND RESTATED
SHELDON
URBAN RENEWAL PLAN
CITY OF SHELDON, IOWA**

INTRODUCTION

The Sheldon Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Sheldon Urban Renewal Area ("Area" or "Urban Renewal Area"), originally adopted in 1989, as amended, is being further amended to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area by this Amendment #1 to the Amended and Restated Urban Renewal Plan ("Amendment #1" or "Amendment"). No land is being added to the Area by this Amendment.

The material changes by this Amendment include the following:

1. Updating, confirming, and adding Proposed Eligible Urban Renewal Projects. See Pages 6-9
2. Updating Financial Data. See Page 10.

Except as modified by this Amendment, the provisions of the original Sheldon 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.

AREA DESIGNATION

The Area originally was designated as a mixed area appropriate for the remediation of blight and promotion of economic development (commercial and industrial). The Area continues to be a mixed area appropriate for the remediation of blight and promotion of economic development (commercial and industrial).

BASE VALUE

The original Urban Renewal Area and each amendment that adds property may be referred to as "subareas" of the Urban Renewal Area in this Amendment. The subareas make up the total Urban Renewal Area. No change is being made to the boundaries of the Original Area or subareas by this Amendment. Each of the Areas and Amendment Areas have a frozen base value that has already been established and that is not being changed by this Amendment.

DESCRIPTION OF AREA

Even though no land is being added by this Amendment, for convenience the legal description of each Area and subareas are set out in Exhibit A and a depiction of the Area and subareas are set out in Exhibit B.

DEVELOPMENT PLAN/ZONING

The City of Sheldon has a general plan for the physical development of the City as a whole outlined in the City's Comprehensive Plan dated 2004. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

Except as otherwise provided herein, the City has not determined a current need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development and blight remediation within the Area and subareas. The following objectives relate to future land use plans, the need for improved traffic, public utilities, community facilities, and other public improvements within the Area and subareas.

More specific objectives for the development, redevelopment and rehabilitation within the Sheldon Urban Renewal Area are as follows:

1. To maintain the character of the community by alleviating and preventing unemployment, retaining existing industries, encouraging the expansion of existing industries and businesses, and providing methods for the assistance of industries in locating, purchasing, constructing, reconstructing, modernizing, improving, repairing, furnishing, and equipping within the Urban Renewal Area.
2. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
3. To plan for and provide sufficient land for commercial, residential and industrial development in a manner that is efficient from the standpoint of providing municipal services.

4. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
5. To eliminate blighting influences and promote revitalization.
6. To assist in providing “housing and residential development” including but not limited to housing for “low and moderate income families” including single and multifamily housing.

“Housing and residential development” means single or multifamily dwellings constructed where the City Council has determined there is an inadequate supply of affordable, decent, safe, and sanitary housing and that providing such housing is important in meeting any of all of the following objectives:

- a. Retaining existing industrial or commercial enterprises.
- b. Attracting and encouraging the location of new industrial or commercial enterprises.
- c. Meeting the needs of special elements of the population.
- d. Providing housing for various income levels of the population which are not adequately served.

“Low and moderate income families” means families who cannot afford to pay enough to cause private enterprise in Sheldon to build an adequate supply of decent, safe, and sanitary dwellings for their use. Low and moderate income families are defined in Iowa Code Section 403.17(14).

7. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
8. To provide for recreational facilities which would contribute to the economic development and vitality of the district.
9. The City recognizes a need to attract and retain a workforce of adequate size, so that existing and potential employers will locate and expand operations within the City and region. Young people often leave Iowa to relocate in areas that provide more opportunities for recreation and entertainment. The State of Iowa has created the Vision Iowa program to address these issues. The City of Sheldon was awarded a grant through the Community Attraction and Tourism (CAT) Vision Iowa Program for construction of an Aquatic Center. The City funded the Aquatic Center project, and may fund other community attraction projects that help to stimulate economic growth and stability, by issuing Urban Renewal Revenue Bonds under Iowa Code Section 403.9, and/or General Obligation Bonds under Sections 403.12 and 384.24(3)(q).

10. To encourage rehabilitation and promote diversity in the central business district while retaining its retail nature.
11. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
12. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
13. To improve the conditions and opportunities for economic development (commercial and industrial) and blight remediation.
14. To help develop a sound economic base that will serve as the foundation for future growth and development.
15. To improve recreational, tourism, cultural, and educational opportunities.
16. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
17. To enhance the Sheldon community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

TYPES OF RENEWAL ACTIVITIES

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

- New rehabilitated, converted, or expanded industrial uses within the Area and subareas.
- New, rehabilitated, converted, or expanded commercial uses within the Area and subareas.
- New, rehabilitated, converted, or expanded residential uses within the Area or subareas.

General development activities in the Sheldon Urban Renewal Area may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.

3. To finance programs that will directly benefit the housing conditions of LMI person in the community and to remediate blight.
4. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefor.
6. To acquire or dispose of property.
7. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
8. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
9. To undertake the demolition and clearance of existing development.
10. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
11. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Sheldon.

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 the Urban Renewal Plan.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment; and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECT(S) (Amendment #1)

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

1. Public Improvements

Urban Renewal Project Description	Estimated Time Period	Estimated Cost to be reimbursed by tax increment financing	Rationale why economic development and/or blight remediation is promoted
Sheldon Community Development (SCDC and OBCED)	2015-2019	\$185,000	Economic Development Commercial/Industrial-Fees for Business Recruitment and Retention (per Development Agreement)
Sheldon Store Front Project (\$10,000 per year over 4 years)	2015-2019	\$40,000	Economic Development Commercial - Renovate Business Store Fronts
Infrastructure Improvements. Street overlay, including improvements, streets, water, sanitary sewer and storm sewer (\$175,000 per year over 4 years)	2015-2019	\$700,000	Several Areas within URA Economic Development for Commercial, Industrial and Major Collector Roads
Runger Addition (light industrial). Install Streets, Water, Sewer, Infrastructure	2015-2016	\$500,000 - \$600,000	This project will extend infrastructure to open and make available more lots for light industrial development and to connect to sections of road to complete the development.
Water Tower/Main Extension Project	2016-2018	\$1,500,000	Due to the development on the East end of the community, there are additional needs for above ground water storage capacity and it will also help promote additional development to this area. Connect the 2 towers to control flows and improve the pressure in the system.
Crossroads Industrial Park. Water, Sewer, Street	2016-2019	\$500,000	This project will extend development opportunities to the Heavy Industrial Park on the East end.
16 th Street Improvements	2016-2019	\$1,000,000	This improvement project is a main thorough fare on the south end of the community

			and provides a farm to market access which is beneficial for community development.
Pine Street Reconstruction Project	2016-2019	\$350,000	This improvement project connects main access points on the north end of the community from 2 nd Ave. (former Hwy. 60) to Washington Avenue.
Oak Street Reconstruction Project	2016-2019	\$700,000	This improvement project is a main connection near the Medical Clinic and access to Village Northwest Unlimited and is a high traffic area that would impact multiple developments.
Community Park Development. Trails, Shelters, Park Development, Floating Piers, Docks, etc.	2015-2019	\$500,000	This project would enhance the general welfare of the community, provide additional recreational facilities and amenities and help recruit and retain a workforce for existing and new employers to locate and expand operations. It is important from a community development standpoint to offer these type of services that add and contribute to the vitality of the district.
Regional Events Center Construction	2015-2016	\$3,500,000 - \$4,500,000	Construction of a Regional Events Center that would be a community attraction for existing business and industry to help recruit and retain employees, offer various events for community members and businesses and help stimulate economic growth and stability in the region. The State of Iowa recognizes that these services are a benefit for

			communities and will enhance the opportunities for increased tourism as well in the region.
Sheldon Crossing Infrastructure Extensions. Streets, Water, Sewer, Parking, Landscaping	2015-2019	\$500,000	This project will offer additional development opportunities for both commercial and residential areas in the Sheldon Crossing development. These infrastructure improvements will help provide additional expansion opportunities for both business and residential areas.
Sanitary Sewer Improvements – Thorman Avenue Lift Station NCC Lift Station Upgrade Sewer Lining Project	2016-2019	\$850,000	The project included will provide improved sewers to a number of developments. Upgrading the lift stations will offer more capacity for business expansion and growth in the community.
Water Main 2 nd Avenue Replacement Project	2017-2019	\$400,000	This project is located near the downtown and will improve the water flows and improve fire protection to a number of businesses in the downtown area.
Total		Not to exceed \$11,225,000 to \$12,325,000	

Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

2. Tax Rebate or other Development Agreements

A. The following shows the status of tax rebate obligations of Development Agreements entered into by the City:

Company	Type	Amount Remaining as of 06/30/15
Fieldcrest GEAC	Rebate	199,785
Sheldon Implement	Rebate	7,877
HyVee	Rebate	121,372
Village Treasure Chest	Rebate	32,698
Deluxe Feeds III	Rebate	67,195
White Wolf Web Printers	Rebate	61,263
Poppema Trucking	Rebate	35,425

B. *Development Agreements*: The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$800,000.

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

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$25,000

FINANCIAL DATA

1.	July 1, 2014 constitutional debt limit:	\$13,725,787
2.	Current outstanding general obligation debt:	\$ 7,703,951
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment #1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional 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 Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$12,570,615 to \$13,670,615 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

PUBLIC BUILDING ANALYSIS

An urban renewal project proposed in this Amendment #1 involves the construction of a Regional Events Center including site development to be owned by the City and financed in whole or in part by incremental tax revenues. The use of tax increment for public buildings under Iowa law requires an analysis of alternative development options and funding for the project and reasons why such options would be less feasible than the use of incremental tax revenues.

One funding option for the above listed project involves issuing general obligation bonds that would be paid by the City's debt service levy (i.e., without using incremental tax revenues). Issuing bonds to be paid only with the City's debt service levy places the entire financial burden for this project on resident taxpayers of the City, yet the project benefits individuals, groups of individuals, and entities who are not resident taxpayers of the City such as County residents and school patrons. Another funding option the City may explore is the availability of federal, state and/or local grants.

The Regional Events Center will be designed to be accessed by the entire community. There are few, if any, buildings in Sheldon that provide adequate space for community events. It is contemplated that the Regional Events Center will support tourist activities; provide a local forum for receptions, conventions and meetings; and create traffic that supports retail activity in the business district. Retail and recreational activities within the City attract and retain residents by improving the quality of life of residents. This benefits the community as a whole, including the county and school district. The construction of this building will establish a resource that provides regional and not just city-wide benefits. It is fair and rational that this building be supported by tax increment financing due to its broad benefit to the entire community which extends beyond the geographic boundaries of the City.

In conclusion, for all of the aforementioned reasons, the tax increment revenue funding alternative option (which includes city, county, and school district incremental taxes) is the most fair and equitable mechanism for funding the Regional Events Center project described above. Alternative options for funding of the Regional Events Center project are less feasible than the use of incremental tax revenues.

URBAN RENEWAL FINANCING

The City of Sheldon intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Sheldon 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 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. The 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. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Sheldon. 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 the commercial or industrial development and blight remediation. 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 Areas. Alternatively, the City may determine to use available funds for making such loans or grants. 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.

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.

RELOCATION

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

URBAN RENEWAL PLAN AMENDMENTS

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

EFFECTIVE PERIOD

This Sheldon Urban Renewal Plan Amendment #1 to the Amended and Restated Urban Renewal Plan 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 division of revenues shall continue on the Area, including all subareas, for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

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

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

EXHIBIT A
Legal Description of the Area and subareas

SHELDON, IOWA / O'BRIEN COUNTY

1. Auditor's Subdivision of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., also known as Robinson and Ward's Addition.
2. ~~Auditor's Subdivision of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North Range Forty-two (42), West of the 5th P.M., known as Robinson's Addition or Robison's Addition.~~
(Deleted from Urban Renewal Area – Amendment 8 3/7/07)
3. ~~The South 120 feet of Lot Eleven (11), Lot Ten (10), Lot Nine (9), vacated Fourth Avenue of Dean's Addition.~~ **(Deleted from Urban Renewal Area – Amendment 8 3/7/07)**
4. Auditor's Subdivision of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., Lots 1-7, known as Robison's or Robinson's Addition.
5. Auditor's Subdivision of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-seven (97) North Range Forty-two (42), West of the 5th P.M., Robinson's Addition, Lots 8-16.
6. Lots 1-11, Block A of Bishop's First Addition.
7. Lots 1, 2, 3, 8, 9, 12, 13, 16, 17, 20, of Block B of Bishop's First Addition.

8. Auditor's Subdivision of Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th P.M., Lots 1-4.
9. Blocks 1 through 3 of Forth Addition.
10. Van Wattering Replat of Lot Twelve (12), Block Forty-three (43), Second Addition to the City of Sheldon, Iowa.
11. Blocks 43, 44, 47, 48, 49, 50, 51, 52, 53A, and 53B of Second Addition and vacated First Avenue adjacent to Block 48 of Second Addition to the City of Sheldon, Iowa.
12. Hollander's Replat of Lots 8 and 9 of Block Forty-five (45), Second Addition; and Lots 1-7 of Block Forty-five (45).
13. Bassett and Riddell Replat of Lots 1-5 and the East 92 feet of Lot 6 to Sheldon, Iowa, and Lots 7, 8 and 9 in Block Forty-six (46), and West 40 feet of Lot 6 of Block Forty-six (46) of Second Addition.
14. Auditor's Subdivision of the South Half (S½) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-two (42) West of the 5th P.M., Lots 1-5.
15. Blocks 34, 35, 36 and 37 of Third Addition.
16. Lots 1-3 and 16-20 of Block 27 of First Addition to the City of Sheldon, Iowa.
17. Block 1-10, and Block 15 including the Vacated Alley between 2-3 and 10-11 in Block 15, of the Original Town of Sheldon, Iowa.
18. All railroad right-of-way and abandoned railroad right-of-way lying in the Northerly to Southerly direction from the Northerly City Limits of Sheldon, Iowa, to the Southerly City Limits of Sheldon, Iowa, and All railroad right-of-way and abandoned railroad right-of-way lying East of Western Avenue to a line directly South of the Center Line of 4th Avenue to Hubbard Street.
19. The West Half of the Northwest Quarter (W½ NW¼) of Section Six (6), Township Ninety-six (96) North, Range Forty-two (42), West of the 5th P.M., including Lot 10 therein.
20. All street right-of-way and vacated street and alley right-of-way adjacent to afore described property in Items 1-18 hereof.

21. Park Hill Addition: Lots 1-7 & 38-44 in Block 95, Lots 1-7 & 38-44 in Block 96, All of Block 97, Lots 1-5 & 44-48 in Block 98. (Note: Paragraphs 21-50 were added by Amendment 2 12/21/94)
22. S 660.7' of E 999.2' of SE $\frac{1}{4}$ SE $\frac{1}{4}$, except Groots Second Addition all in 30-97-42.
23. S 369.9' of W 1,036.1' of SW $\frac{1}{4}$ SW $\frac{1}{4}$, except Valley View Addition all in 29-97-42.
24. Commencing at the SW Corner of Section 29, E 1,036.10', N 260' to point of beginning, N 124.96', E 86.5', S 97', E 113.5', S 27.96', W 200' to beginning; and beginning 1,047.4' E and 50' N of SW corner SW $\frac{1}{4}$ of Section 29, W 11.3', N 210', E 200', S 200', W 188.7', S 10' to point of beginning. All in 29-97-42.
25. New Horizons First Addition: Lots 1-8 in Block 1, Lots 1-5 & 18 in Block 2.
26. SW $\frac{1}{4}$ 29-97-42 lying North and East of New Horizon First, New Horizon Second and New Horizon Third Additions except tract described as: Commencing 692.8' W & 659.9' N of S $\frac{1}{4}$ corner of Section 29, W 205', N 125', W 1,068.2', N 926.2', E 1,124.6', S 525', E 140', S 532.1' to point of beginning.
27. East $\frac{1}{2}$ of 29-97-42.
28. All of Section 28-97-42.
29. All of Section 33-97-42.
30. N $\frac{1}{2}$ Section 4-96-42 and N $\frac{1}{2}$ Section 5-96-42.
31. N $\frac{1}{2}$ Section 6-96-42 except W $\frac{1}{2}$ NW $\frac{1}{4}$.
32. All of Drakes Out Lots (Inclusive of Spruce Mead Acres Addition).
33. Lots 6-11, 17 and 21 of Auditor's Subdivision of S $\frac{1}{2}$ of 31-97-42.
34. N $\frac{1}{2}$ SW $\frac{1}{4}$ South of the railroad & S $\frac{1}{2}$ SW $\frac{1}{4}$ except the cemetery all in Section 32-97-42.
35. Second Addition: Blocks 54A, 54B, 55A & 55B.
36. SE $\frac{1}{4}$ of Section 32-97-42.

37. The East Half of the Northeast Quarter (E½ NE¼) Section 32, Township Ninety-seven (97), Range Forty-two (42) except the following described real estate:

Lots 1 through 3 and lots 5 through 18 and all public streets and other public areas dedicated to the city except for description "B" as shown on final plat of East Ridge Addition filed by James C. Sailer and recorded in Book 1 of Plats, page 111 in the office of the O'Brien County Recorder

and

Lots 1 and 2 of the Replat of lot 4 as show on the final plat of the replat of lot 4 East Ridge addition platted by James C. Sailer and recorded in plat envelope 153, the office of O'Brien County Recorder. **(Lots in East Ridge Addition Removed from East Ridge Addition 12-20-00; Amendment 6)**

38. NW¼ NE¼ North of East 4th Street extended all in 32-97-42.
39. 32-97-42 beginning 50' S of NE corner NW¼, S 20 rods, W 20 rods, N 20 rods, E 20 rods to beginning.
40. W 318' of E 681' of N 276' NW¼ NW¼ 32-97-42 except N 50'.
41. Block 71 & 72 Fifth Addition & Block 1, Normal College Addition.
42. Lots 1, 2, 12 & 13, Block 33 First Addition.
43. NE¼ SE¼ except S 125' of E 996.9' all in 30-97-42.
44. NE¼ East of Highway 60 in 30-97-42.
45. Dean's 1st Addition Lots 1-8 & N 134' of Lot 11 and all Lots 12-18.
46. All of That part of NW¼ SE¼ 30-97-42 lying East of Highway 60 and bounded on West by Lots 15-18, Dean's 1st Addition and all that part of NW¼ SE¼ 30-97-42 lying North of Lot 18 Dean's 1st Addition and East of Highway 60.
47. NW¼ SE¼ of 30-97-42 lying East of Fifth Avenue extended.
48. NW¼ East of Highway 60 in 20-97-42 and beginning at SW corner of NE¼ of Section 20-97-42, N 345.2', SE 381', E 265.7', S 620.68', SE 1,359.62', SW 550', NW 2,301.04', E 464.38' to point of beginning.
49. East ½ of Block B, Bishop's First Addition.

50. All street right-of-way and vacated street and alley right-of-way adjacent to afore described property in items 1-49 hereof inclusive of Highway 60 thru Sections 19 & 20, Floyd Township.

51. A parcel of land located in the NW¼ of the NE¼ of Section Thirty two (32), Township Ninety seven (97) North, Range Forty two (42) West of the Fifth Principal Meridian (5th P.M.), O'Brien County, Iowa, described as follows:

~~Commencing at the Northeast Corner of the NW¼ of the NE¼ of said Section 32; thence South 00 degree 34 minutes 00 second East 436.05 feet along the East line of the NW¼ of the NE¼ to the Point of Beginning; thence continuing South 00 degree 34 minutes 00 second East 867.60 feet to the North Right of Way line of Sixth Street; thence North 89 degrees 49 minutes 50 seconds West 199.60 feet along said North Right of Way line; thence North 00 degree 34 minutes 00 second West 867.01 feet to the North Right of Way line of East Fourth Street extended East; thence North 90 degrees 00 minute 00 second East 199.60 feet along said North Right of Way line to the Point of Beginning containing 3.97 acres. (Added to Urban Renewal Area 7-16-97; Amendment 3) (Deleted from Urban Renewal Area 10/15/08 Amendment 10)~~

52. A parcel of land located in the NW¼ and in the NE¼ of Section 32, Township 97 North, Range 42 West of the 5th P.M., Sheldon, O'Brien County, Iowa, described as follows:

Commencing at the Northeast Corner of the NW¼ of the NE¼ of said Section 32; thence south 00° 34' 00" East 1303.65 feet along the East line of the NW¼ of the NE¼ to the North Right of Way line of 6th street and the Point of Beginning; thence continuing South 00° 34' 00" East 60.00 feet to the South Right of Way line of 6th street; thence North 89° 49' 50" West 1765.6 feet along said South line to the West Right of Way line of 19th avenue; thence North along said West line for 922.4 feet to the North Right of Way line of East Fourth street; thence North 90° 00' 00" East 1566.0 feet along said North line; thence South 00° 34' 00" East 867.01 feet to the North Right of Way line of 6th street; thence South 89° 49' 50" East 199.60 feet to the Point of Beginning; containing 33.5 acres more or less.

Note: The North line of the NW¼ of the NE¼ was assumed to bear North 90° 00' 00" East. (Added to Urban Renewal Area 1-21-98; Amendment 4)

53. Blocks Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Eighteen (18) and Nineteen (19) of the Original Town of Sheldon, O'Brien County, Iowa

AND

All street right-of-way, vacated streets and alley right-of-way adjacent to the aforementioned real estate.

(Added to Urban Renewal Area 11-15-2006; Amendment 7)

SHELDON, IOWA / SIOUX COUNTY

1. A tract of land located in the East One-Half (E½) of Section Thirty-six (36), Township Ninety-seven (97) North, Range Forty-three (43), West of the 5th P.M., and more particularly described as follows:

Beginning at the Northeast Corner of said Section 36; thence South 00° 00' West 2589.0 feet along the East line of said Section 36 (centerline of Western Avenue) to the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Westerly along said North right-of-way line for approximately 1965 feet to the Southeast Corner of Northwest Iowa Vocational School's property as shown by survey filed in Book 25 page 273 of the County Recorder's office; thence North 11° 19' East 806.4 feet along the East line of said survey to the South right-of-way line of the former Illinois Central Railroad; thence Northeasterly approximately 200 feet to a point on the North right-of-way line of the former Illinois Central Railroad, said point being in Southwest corner of a 3.25 acre parcel of land as shown by survey filed 1977, card 2487 of the County Recorder's office; thence North 24° 38' East 54.9 feet along the West line of said survey; thence South 72° 11' East 603.2 feet along the North line of said survey; thence North 04° 07' East 1274.5 feet; thence South 83° 11' 10" East 98.7 feet; thence North 00° 16' West 240.1 feet to the centerline of Iowa Highway Number 18 and the North line of Section 36; thence East 748.0 feet to the Point of Beginning.

2. A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Ninety-seven (97) North, Range Forty-three (43), West of the 5th P.M., and more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter (SE¼) of said Section 36; thence North 00° 00' West 904.6 feet; thence North 89° 00' 00" West 193.0 feet; thence North 00° 00' West 255.5 feet; thence North 88° 27' West 2455.7 feet to the West line of said SE¼; thence South 00° 10' East 1153.7 feet to the Southwest corner of said SE¼; thence South 88° 26' 20" East 2644.7 feet to the Point of Beginning.







Note: For the purpose of this description the East line of the SE $\frac{1}{4}$ of Section 36, Township 97, Range 43 was assumed to bear due North and South.

3. A tract of land beginning at the SW Corner of the Fairgrounds being a point 962.1' North 71° 10' West of a point 1782' South of the NE Corner of Section 36-97-43, running thence North 04° 07' East 1,274' to a point thence North 81° 10' West 280' to a point. Thence South 04° 07' West 1226' to a point thence South 71° 10' East 238' to the point of beginning, containing 8 acres. **(Added by Amendment No. 2, 12/21/94).**
4. A tract of land in Section Thirty-six (36), Township Ninety-seven (97) North, Range Forty-three (43) West of the Fifth Principal Meridian located in Sioux County, Iowa and more particularly described as follows:

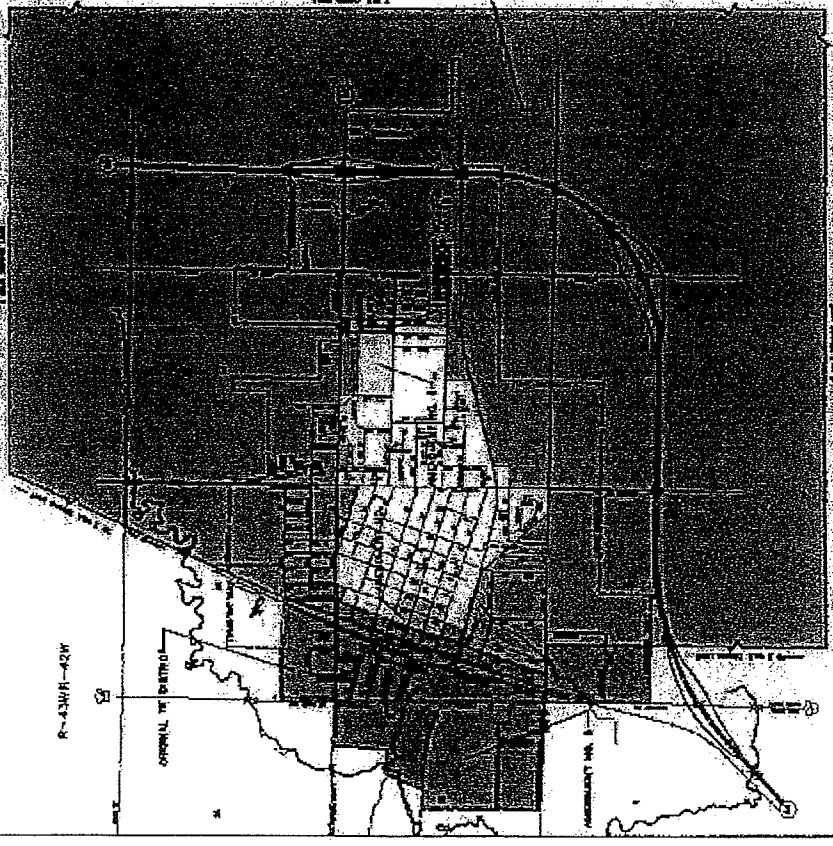
Commencing at the Southeast corner of the Southeast Quarter of Section 36, Township 97 North, Range 43 West of the 5th P.M.; Thence North 00° 00' 00" East along the East line of the Southeast Quarter of Section 36 for 904.60 feet to the Point of Beginning; thence North 89° 01' 00" West for 510.11 feet; thence North 00° 01' 00" West 258.00 feet; thence North 88° 32' 45" West a distance of 2,151.52 feet, more or less, to the West line of said Southeast Quarter; thence North 00° 13' 11" West along said Quarter line a distance of 1,869.87 feet, more or less, to a point on the Southerly right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; thence South 86° 06' 18" East along said Southerly right-of-way line a distance of 1,245.70 feet to the point of curvature of a 01° 53' 51" circular curve, having a radius of 3,019.6 feet, concave Southwesterly; thence Southeasterly along said circular curve a distance of 1,352.95 feet, the chord of said circular curve bears South 73° 16' 10" East a distance of 1,341.66 feet to a point of tangence with the succeeding course; thence South 60° 13' 55" East a distance of 147.19 feet to the East line of the Southeast Quarter of Section 36; thence South 00° 00' 00" West along the East line of the Southeast Quarter of Section 36 for 1,647.27 feet to the Point of Beginning. **(Added to Urban Renewal Area 5-19-99; Amendment 5);**

EXHIBIT B
Map of Area and all subareas

**SHELDON URBAN RENEWAL PLAN
TIF DISTRICTS MAP**

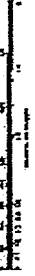
-  Ordinance 30 Ordinal amended 8-1-1980
-  Amendment 3 Ordinal 12-3-1986
From 1142 to 1143
-  Amendment 3 Ordinal 7-18-1977
And Ordinal 10 Ordinal 10-18-2008
Changing 1048 to 1049
-  Ordinal 4 amended 1-21-1978
AND ORDINAL 1048
-  Ordinal 5 passed 8-18-1974
And Ordinal 1048
-  Ordinal 7 passed 11-18-2008
And Ordinal 1048

NOTE: Only municipalities that collect TIF are shown on this map.



LEGEND

1	Ordinal 30 Ordinal amended 8-1-1980
2	Amendment 3 Ordinal 12-3-1986 From 1142 to 1143
3	Amendment 3 Ordinal 7-18-1977 And Ordinal 10 Ordinal 10-18-2008 Changing 1048 to 1049
4	Ordinal 4 amended 1-21-1978 AND ORDINAL 1048
5	Ordinal 5 passed 8-18-1974 And Ordinal 1048
6	Ordinal 7 passed 11-18-2008 And Ordinal 1048



**STREET AND STREET MAP
OF
SHELDON
IOWA**

LOWA DEPARTMENT OF TRANSPORTATION
PLANNING, DESIGN, SURVEYING, AND CONSTRUCTION
DIVISION
200 EAST BROADWAY
DES MOINES, IOWA 50319
UNITED STATES DEPARTMENT OF TRANSPORTATION
REGIONAL HIGHWAY ADMINISTRATION

71-6950

CERTIFICATE

STATE OF IOWA

)

) SS

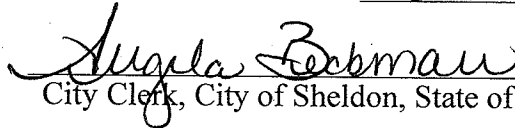
COUNTY OF O'BRIEN

)

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

WITNESS my hand and the seal of the Council hereto affixed this 6th day of

May, 2015.



City Clerk, City of Sheldon, State of Iowa

(SEAL)