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WOODBURY COUNTY, IOWA  
Filed for Record

STATE OF IOWA

CITY OF SIOUX CITY

MAR 14 2001

Woodbury County

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PATRICK F. GILL, Auditor & Recorder  
By C. Murphy Designee

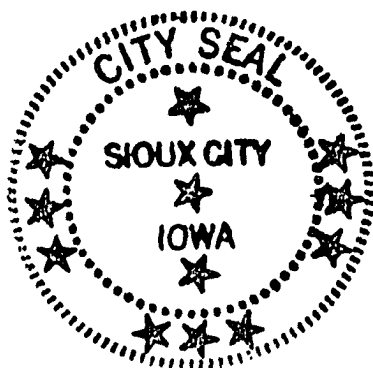
Office of the City Clerk

I, Robert K. Padmore, City Clerk of the City of Sioux City and City Clerk of the City Council thereof, and as such, having charge of and in my possession all the records and documents pertaining to said office now remaining therein, do hereby certify that it appears from such records that the foregoing is a true and correct copy of the Resolution No. 2001-000171 adopted by the City Council of the City on the 5th day of March, 2001, upon the call of yeas and nays thereof duly had and recorded.

Dated at Sioux City, Iowa this 14th day of March 2001.

Robert K. Padmore  
ROBERT K. PADMORE  
CITY CLERK

(SEAL)



HEARING AND RESOLUTION APPROVING AND ADOPTING  
THE URBAN RENEWAL PLAN FOR THE GREENVILLE URBAN  
RENEWAL PROJECT AREA.

WHEREAS, under the provisions of Chapter 403 of the Code of Iowa, municipalities are empowered to designate urban renewal areas, approve urban renewal plans, and undertake urban renewal projects; and

WHEREAS, the City Council is of the opinion that it is desirable and in the public interest that the City of Sioux City undertake and carry out the urban renewal project identified as the Greenville Urban Renewal Project encompassing the area bounded and described as follows:

Beginning at the point of intersection the center line of State Route 12 and the center line of South Alice Street; thence North along said center line of South Alice Street to a point of intersection with the South line of Correctionville Road; thence East along said South line of Correctionville Road to the Northwest corner of Lot 10, Block 2, Hedges Table 2<sup>nd</sup> Addition; thence South along the West line of said lot to the Southwest corner of said Lot 10; thence Southeast to the Northwest corner of Lot 11, , Block 2, Hedges Table 2<sup>nd</sup> Addition, to the South line of the East-West alley in said Block 2; thence East along the South line of the East-West alley to the East line of South Cornelia Street; thence North along the East line of South Cornelia Street to the point of intersection with the South line of Correctionville Road; thence East along said South line of Correctionville Road to the East line of South Martha Street; thence North along the East line of South Martha Street and Martha Street to the point of intersection with the north line of Lots 10, 11, and 12, Block 5, Miller's Addition, extended East; thence West along said north line of Lots 10, 11, and 12, Block 5, Miller's Addition, and the North line of Lot 3, Block 5, Miller's Addition, to the point of intersection with the center line of Glass Street; thence South along the center line of Glass Street to the point of intersection with the North line of Lots 11 and 2, Block 6, Miller's Addition extended East; thence West along said North line of Lots 11 and 2, Block 6, Miller's Addition, and the North line of Lot 2, extended West, to the point of intersection with the center line of Cornelia Street; thence North along the center line of Cornelia Street to the point of intersection with the South line of Third Street; thence East along the South line of Third Street to the point of intersection with the center line of Martha Street; thence North along the center line of Martha Street to the point of intersection with the North line of Seventh Street; thence West along the North line of Seventh Street to the point of intersection with the West line of Logan Street; thence South across Seventh Street to the Northeast corner of Floyd Cemetery; thence South along the East line of Floyd Cemetery to the Southeast corner of said Floyd Cemetery; thence West along the South boundary of Floyd Cemetery and Mt. Sinai Cemetery, and the Floyd Cemetery boundary, extended West, to the point of intersection with the center line of Fairmount Street; thence South along the center line of Fairmount Street to the point of intersection with the North line of Third Street; thence West along the North line of Third Street to the point of intersection with the center line of Lewis Boulevard and South Lewis Boulevard to the point of intersection with the South line of Correctionville Road, extended northwesterly; thence Southeasterly along the South line of Correctionville Road to the point of intersection with the West line of South Westcott Street, thence South along the West line of South Westcott Street

to the point of intersection with the center line of State Route 12; thence Easterly along the center line of State Route 12 to the point of beginning.

in the City of Sioux City, State of Iowa; and

WHEREAS, the City Council of the City of Sioux City finds and declares that there exist in the City areas of slum and blight which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the City; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blighted areas is a matter of City policy and concern in order that the City shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency and consume an excessive proportion of City revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

WHEREAS, there has been prepared and referred to the Plan and Zoning Commission of the City of Sioux City for review and approval an urban renewal plan for the Greenville Urban Renewal Project Area, consisting of 13 pages, one appendix, and 4 maps identified as "Exhibit A" and by this reference made a part hereof; and

WHEREAS, the Project Area, which is predominantly residential in character, is to be conserved for predominantly residential uses under the Greenville Urban Renewal Plan; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City as a whole; and

WHEREAS, the City's Plan and Zoning Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendation respecting the Greenville Urban Renewal Plan for the Project area and has certified that the urban renewal plan conforms to the general plan for the City as a whole, and the City Council has duly considered the report, recommendation, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project Area prescribes certain land uses for the project area and will require among other things, changes in the zoning, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions; and

WHEREAS, the City of Sioux City held the consultation between the affected taxing bodies on February 7, 2001, as required Section 403.5, of the Code of Iowa, and as provided by the statute, the consultation could have included 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 plan; a response to the questions raised and written questions received has been sent to representatives of the affected taxing bodies; and

WHEREAS, the City of Sioux City has prepared a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan, this plan is the City's "Residential Anti-Displacement and Relocation Assistance Plan"; and

WHEREAS, the City Council has held a public hearing on the Greenville Urban Renewal Project after publication of notice thereof as prescribed by law.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

1. That it is hereby found and determined that the Project is a slum and blighted area and qualifies as an eligible Project Area under Chapter 403 of the Code of Iowa.
2. That the Greenville Urban Renewal Plan, a copy of which is attached hereto and by this reference incorporated herein, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Greenville Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area.
4. That it is hereby found and determined that the Greenville Urban Renewal Plan conforms to the general plan of the City of Sioux City.
5. That the redevelopment of the Urban Renewal Area for predominately residential uses is necessary for the proper development of the community.
6. That it is hereby found and determined that the Urban Renewal Plan for the Greenville Urban Renewal Project Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the urban renewal of the area by private enterprise.
7. That such residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this City Council hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the City of Sioux City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and

(c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

PASSED & APPROVED:

3-5-01

Craig S. Berenstein

MAYOR PRO TEM

Craig S. Berenstein

ATTEST:

Robert K. Padmore

CITY CLERK

Robert K. Padmore

## GREENVILLE URBAN RENEWAL PROJECT

January 2001

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A. PROJECT DESCRIPTION - Greenville1. Boundaries of the Greenville Urban Renewal Project.

The boundaries of the Greenville Urban Renewal Project area are shown on Map 1, Boundary and Parcel. A narrative description is as follows:

Beginning at the point of intersection the center line of State Route 12 and the center line of South Alice Street; thence North along said center line of South Alice Street to a point of intersection with the South line of Correctionville Road; thence East along said South line of Correctionville Road to the Northwest corner of Lot 10, Block 2, Hedges Table 2<sup>nd</sup> Addition; thence South along the West line of said lot to the Southwest corner of said Lot 10; thence Southeast to the Northwest corner of Lot 11, , Block 2, Hedges Table 2<sup>nd</sup> Addition, to the South line of the East-West alley in said Block 2; thence East along the South line of the East-West alley to the East line of South Cornelia Street; thence North along the East line of South Cornelia Street to the point of intersection with the South line of Correctionville Road; thence East along said South line of Correctionville Road to the East line of South Martha Street; thence North along the East line of South Martha Street and Martha Street to the point of intersection with the north line of Lots 10, 11, and 12, Block 5, Miller's Addition, extended East; thence West along said north line of Lots 10, 11, and 12, Block 5, Miller's Addition, and the North line of Lot 3, Block 5, Miller's Addition, to the point of intersection with the center line of Glass Street; thence South along the center line of Glass Street to the point of intersection with the North line of Lots 11 and 2, Block 6, Miller's Addition extended East; thence West along said North line of Lots 11 and 2, Block 6, Miller's Addition, and the North line of Lot 2, extended West, to the point of intersection with the center line of Cornelia Street; thence North along the center line of Cornelia Street to the point of intersection with the South line of Third Street; thence East along the South line of Third Street to the point of intersection with the center line of Martha Street; thence North along the center line of Martha Street to the point of intersection with the North line of Seventh Street; thence West along the North line of Seventh Street to the point of intersection with the West line of Logan Street; thence South across Seventh Street to the Northeast corner of Floyd Cemetery; thence South along the East line of Floyd Cemetery to the Southeast corner of said Floyd Cemetery; thence West along the South boundary of Floyd Cemetery and Mt. Sinai Cemetery, and the Floyd Cemetery boundary, extended West, to the point of intersection with the center line of Fairmount Street; thence South along the center line of Fairmount Street to the point of intersection with the North line of Third Street; thence West along the North line of Third Street to the point of intersection with the center line of Lewis Boulevard and South Lewis Boulevard to the point of intersection with the South line of Correctionville Road, extended northwesterly; thence Southeasterly along the South line of Correctionville Road to the point of intersection with the West line of South Westcott Street,



thence South along the West line of South Westcott Street to the point of intersection with the center line of State Route 12; thence Easterly along the center line of State Route 12 to the point of beginning.

2. Statement of Development Objectives:

The Plan is intended to strengthen the fabric of the Greenville neighborhood, alleviate and prevent conditions of slum and blight, stimulate the development of Sioux City by the encouragement and assistance of commercial enterprises and residential development within the renewal area and to encourage development activities consistent with the needs of the project area and the City as a whole. The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Greenville area is necessary in the interest of the public health, safety, or welfare of the residents of the project area and are an integral part of the vitality of the City. The Plan encourages utilization of this element of the economy to meet these objectives.

In accordance with the above primary purposes, the Plan is intended to accomplish the following objectives:

- a. Provide a comprehensive framework for the development of the Greenville Urban Renewal Project area of Sioux City in a manner consistent with sound planning principles and the overall public good.
- b. Increase employment in the area.
- c. Foster economically sound development consistent with the needs of the city as a whole.
- d. Provide for the installation of an efficient street and utility system designed to serve the specific needs of the area.
- e. Provide for the modification of traffic patterns and the construction of public improvements necessary to support the proposed renewal program.
- f. Develop residential land uses on sites appropriate for home construction.
- g. Improve the livability of the residential environment through development and expansion of public spaces and shopping areas.
- h. Provide for the orderly expansion of public and semi-public uses determined to be necessary to reinforce the viability of the residential neighborhood.
- i. Encourage the use of good architectural and landscape design in the project area.

3. Types of Proposed Renewal Actions.

Proposed renewal actions in the Greenville Urban Renewal Project area may consist of a combination of the following activities:

- a. Acquisition of properties and buildings.
- b. Demolition of buildings and related site clearance.
- c. Disposition and redevelopment/development of property.
- d. Relocation of families, individuals and businesses.
- e. Rehabilitation and conservation of existing industrial and commercial enterprises.
- f. Rehabilitation and conservation of existing housing stock.
- g. Redevelopment and/or development of commercial and industrial facilities and residential uses through the location or expansion of these enterprises within the project area.
- h. Vacation and dedication of public rights-of-way and easements.
- i. Construction or reconstruction of streets, curbs, gutters or other public improvements.
- j. Provision of financial assistance for development purposes in order to further the City's development objectives.

The above actions are necessary to implement the objectives of this Urban Renewal Plan.

B. LAND USE PLAN1. Proposed Land Use.

The proposed land uses for the Greenville Urban Renewal Project Area are residential, commercial, open/undeveloped, multi-family residential, institutional, public, and semi-public uses.

2. Land Use Provisions.a. Statement of Permitted Uses.

The land use provisions of this Plan are established in order to:

- 1) Guide and regulate the orderly development of the Greenville Urban Renewal Project Area in accordance with the objectives

and standards deemed beneficial to the interest and welfare of the people;

- 2) Promote, in the public interest, the use of land for the purposes for which it is best adapted;
- 3) Regulate and limit the height, bulk and density of buildings; and
- 4) Regulate and limit the intensity of use of the land area.

To achieve these ends, the Sioux City Zoning Ordinance as it is amended from time to time, is adopted by this Plan as the full and complete compilation of land use provisions, parking requirements and space limitations for the Greenville Urban Renewal Project area. These land use provisions may be amended or varied as set out in the Zoning Ordinance.

b. Regulations, Controls and Restrictions.

The following regulations and controls pertaining to the utilization of the land and buildings within redevelopment areas are established as minimum requirements necessary to protect the intent of this Plan and the general welfare of the community. The regulations and controls are intended to form the framework by which high standards of design and development can be assured and are not present as limitations on the flexibility or imaginative use or architectural, landscaping or planning concepts.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property, as amended, include but are not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Flood Plain Management and Overlay Zones, Chapter 25.86, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

Electrical Code, Chapter 20.08, as amended, Municipal Code of Sioux City.

Plumbing Code, Chapter 20.14, as amended, Municipal Code of Sioux City.

Mechanical Code, Chapter 20.20, as amended, Municipal Code of Sioux City.

Minimum Housing Standards, Title 21, as amended, Municipal Code of Sioux City.

Subdivision Regulations, Title 24, as amended, Municipal Code of Sioux City.

Fire Prevention Code, Chapter 19.04, as amended, Municipal Code of Sioux City.

Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City, except as may be modified on a sight plan as part of a development agreement approved by the city.

C. PROGRAM ACTIVITIES

1. Conservation and Rehabilitation.

a. Methods to be employed in achieving rehabilitation or conservation:

- 1) A continuing and vigilant enforcement within the Greenville Urban Renewal Project Area of the applicable laws, codes, ordinances, and regulations of the City of Sioux City and the State of Iowa.
- 2) Properties not presently designated for clearance may be rehabilitated.
- 3) Owners will be required to maintain, improve, or demolish their properties in accordance with the applicable laws and regulations.

b. Rehabilitation Goals.

All non-acquired structures in the project area must:

- 1) Comply with the Minimum Housing Standards, Building Code, Zoning Ordinance and all other pertinent codes of the City of Sioux City and the State of Iowa relating to the use and occupancy of existing property and structures.
- 2) Upon completion of rehabilitation, be safe and sound in all physical respects and be refurbished and altered so as to bring the property to a desirable market condition. Although the precise rehabilitation specifications will be determined in each instance so as to meet these recited goals, the following factors will govern the scale and scope of the rehabilitation activity:

- a) Characteristics of the arrangement, design, finish, equipment, and other building features.
- b) Improving elements of the functional adequacy and occupancy of the individual properties.
- c) The economic feasibility of rehabilitating the property.

c. Rehabilitation Standards.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property as amended, including but not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Flood Plain Management and Overlay Zones, Chapter 25.86, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

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Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City, except as may be modified on a sight plan as part of a development agreement approved by the city.

- 2) Maintenance of Exterior of Premises.

The exterior of the premises and of all structures thereon shall be kept free of all nuisances, and any hazards to the safety of

occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. The premises shall be kept free of all hazards.

2. Redevelopment/Development by the City

a. Acquisition of Real Property by Private Interests.

It is generally expected that real property is to be acquired by private interests for residential, multi-family residential/office, industrial and commercial enterprises within this area.

Although the City has the right to acquire any interest in real property, including fee simple title, deemed necessary for or in connection with an Urban Renewal Project, the City does not expect to do so unless the financial viability of a project within such Project Area would be threatened without such assistance.

b. Property may be acquired in the event:

- 1) The property is necessary to achieve the desired land use objectives of this Plan; or
- 2) The property is necessary to secure the financial viability of an economic development project; or
- 3) The private retention of such property does not meet the objectives of this Plan; or
- 4) The deterioration, damage, or lack of maintenance of the property makes such property a blighting influence; or
- 5) The use of property brings such property out of conformance with this Plan. Non-conforming uses acquired will be disposed of free of the non-conforming use and subject to existing zoning.

c. Development Proposals.

1) Review of Proposals

In order to insure consistency among development plans the City has the right to review and approve or reject proposals as provided for in existing ordinances.

2) Developer's Obligations.

The following controls on development are hereby imposed and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulation now, or hereinafter in

force, and shall be implemented by appropriate covenants or other provisions in disposition instruments.

- a) The developer and his heirs, successors or assigns shall devote such land to the uses specified in this Plan for such area and shall not devote such land to any other uses.
- b) Developers shall begin and complete the development of such land for the uses required in this Plan within a reasonable time, to be specified in disposition documents.
- c) No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of Sioux City or by the purchasers or lessees from it (or by any successors in interest in such purchasers or lessees), by which land or improvements in the project area is restricted as to sale, lease, rental, or use or occupancy upon the basis of race, color, religion, sex or national origin. Neither the City of Sioux City nor any of its assigns nor any purchasers or lessees from it nor any successors in interest to such purchasers, or lessees shall discriminate on the basis of race, color, religion, sex, or national origin in the sale, lease, or rental or in any use and occupancy of land or improvements erected or to be created thereon or any part thereof, in the project area.
- d) Redevelopers shall be responsible for all finished grading, all on-site improvements and utilities service installations as necessary for proper site development as determined by the City of Sioux City.
- e) Disposition shall include prohibitions against land speculation and require compliance with all state and local laws in effect from time to time.

3. Relocation - Federally Assisted Activities.

- a. The City of Sioux City is required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to make relocation payments to eligible persons and businesses.
- b. Persons or businesses displaced in accordance with the applicable rules and regulations by Federally assisted activities shall be eligible for relocation payments under this act.



1. Zoning

Zoning changes, if required, shall be timed and carried out to achieve the optimum support and protection of project development and rehabilitation consistent with City land use policies.

2. Other Actions Necessary

Street and/or public land vacations and dedications shall be accomplished by separate actions in accordance with state law and local ordinances.

3. Duration of Urban Renewal Plan

The duration of the regulations and controls of this Urban Renewal Plan shall be maintained and continued in effect for a period of twenty (20) years from the date of the original approval of this Plan by the City Council of the City of Sioux City. This Plan was approved on March 5, 2001, by Resolution No. 2001-171. This Plan may be terminated by action of the City Council upon public notice and hearing in the manner and form required for the adoption of an urban renewal plan.

4. Applicability of Plan Controls

The regulations and controls of this plan shall be directly applicable to all property which is not acquired when the owner thereof acquires adjacent project land.

Properties within the conservation sections of the Greenville Urban Renewal Area, which are not to be acquired, must comply with the applicable rehabilitation property requirements of the Plan. Such requirements shall be imposed by one or more, but not limited to, the following methods:

- a) Enforcement and application of the laws and regulations of the City of Sioux City and the State of Iowa.
- b) By separate written agreements.
- c) By the exercise of the power of Eminent Domain.

5. Land Disposition Supplement

Land Disposition Supplements will be added to the Plan by amendment in accordance with the Iowa Urban Renewal Law as parcels are scheduled to be available for sale.

6. Procedure for Changes in Approved Plan

Adjustments or modifications resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Urban Renewal Plan is not changed. Any modification or adjustment which substantially changes the approved Urban Renewal Plan will be subject to the same requirements and procedures by which this Plan was originally approved.

**APPENDIX I****ADDITIONAL STATUTORY REQUIREMENTS**

Statutory requirements necessitate that information and material regarding the City's current general obligation debt, the current constitutional debt limit applicable to the City, and the proposed amount of tax increment indebtedness anticipated be included in this urban renewal plan.

To meet these requirements the schedules on pages 2 and 3 have been included. On page 2 the City's Debt Capacity from FY 1991 through FY 2006 is shown, including an estimate of the "Unused Debt Capacity After Bond Issue and Principal Pmts. Page 3 is the "Worksheet for Debt Capacity and Bonded Indebtedness" for the same years.

At the time of the adoption of this Greenville Urban Renewal Project Area Plan there is no anticipation of the use of tax increment indebtedness to finance work in the Greenville Urban Renewal Project Area.

**FINANCIAL PLAN  
DEBT CAPACITY  
ESTIMATED PROJECTION \*\***

FISCAL YEAR	DEBT CAPACITY*	OUTSTANDING JULY 1 **	PERCENT DEBT CAPACITY	UNUSED DEBT CAPACITY	BOND ISSUE AND NOTES	PRINCIPAL PAYMENTS	UNUSED DEBT CAPACITY AFTER BOND ISSUE AND PRINCIPAL PMTS.
FY 91	76,479,484	28,016,000	36.6%	48,463,484	6,400,000	4,535,000	46,598,484
FY 92	78,740,506	29,681,000	37.9%	48,859,506	33,480,000	12,355,000	27,734,506
FY 93	87,147,810	51,006,000	58.5%	36,141,810	4,920,000	6,200,000	37,421,810
FY 94	89,794,682	49,726,000	55.4%	40,068,682	18,215,000	7,004,423	28,858,105
FY 95	91,529,947	60,936,577	66.6%	30,593,370	19,500,000	8,242,176	19,335,546
FY 96	99,472,132	72,194,401	72.6%	27,277,731	12,505,000	11,929,679	28,702,410
FY 97	110,613,026	72,769,722	65.8%	37,843,304	11,195,000	10,394,722	37,043,026
FY 98	113,707,744	73,570,000	64.7%	40,137,744	14,625,000	15,405,000	40,917,744
FY 99	134,673,339	72,790,000	54.0%	61,883,339	9,975,000	10,070,000	61,978,339
FY 00	135,701,265	72,695,000	53.6%	63,006,265	10,000,000	10,315,000	63,321,265
FY 01 EST	139,809,292	72,380,000	51.8%	67,429,292	20,370,000	17,035,384	64,094,876
FY 02 EST	143,304,524	75,714,616	52.8%	67,589,908	22,672,055	12,004,371	56,922,224
FY 03 EST	146,887,137	86,382,300	58.8%	60,504,837	11,997,333	13,153,770	61,661,274
FY 04 EST	150,559,315	85,225,863	56.6%	65,333,452	11,781,411	13,693,550	67,245,591
FY 05 EST	154,323,298	83,313,724	54.0%	71,009,574	10,190,283	14,852,187	75,871,478
FY 06 EST	158,181,381	78,651,820	49.7%	79,529,561	14,964,500	16,070,169	80,635,220

ROLL 482 IMAGE 2048

# WORKSHEET FOR DEBT CAPACITY AND BONDED INDEBTEDNESS

FISCAL YEAR	JANUARY 1	TAXABLE VALUE*	ASSESSED VALUE	DEBT CAPACITY (5% OF ASSESSED VALUE)
FY 91	1989	1,282,764,028	1,529,589,689	76,479,484
FY 92	1990	1,294,388,065	1,574,810,111	78,740,506
FY 93	1991	1,377,856,200	1,742,956,205	87,147,810
FY 94	1992	1,375,104,508	1,795,893,639	89,794,682
FY 95	1993	1,511,354,025 **	1,830,598,945	91,529,947
FY 96	1994	1,570,508,599	1,989,442,647	99,472,132
FY 97	1995	1,589,631,445	2,212,260,525	110,613,026
FY 98	1996	1,636,085,172	2,274,154,875	113,707,744
FY 99	1997	1,874,173,362	2,693,466,782	134,673,339
FY 00	1998	1,929,311,124	2,714,025,302	135,701,265
FY 01	1999	1,971,855,130	2,796,185,833	139,809,292
FY 02 EST.	2000 EST.	2,001,432,957	2,866,090,479	143,304,524
FY 03 EST.	2001 EST.	2,051,468,781	2,937,742,741	146,887,137
FY 04 EST.	2002 EST.	2,102,755,500	3,011,186,309	150,559,315
FY 05 EST.	2003 EST.	2,155,324,388	3,086,465,967	154,323,298
FY 06 EST.	2004 EST.	2,209,207,498	3,163,627,616	158,181,381

Note: Assumes in FY02 an increase in Taxable Valuation of 1.5% due to M & E elimination

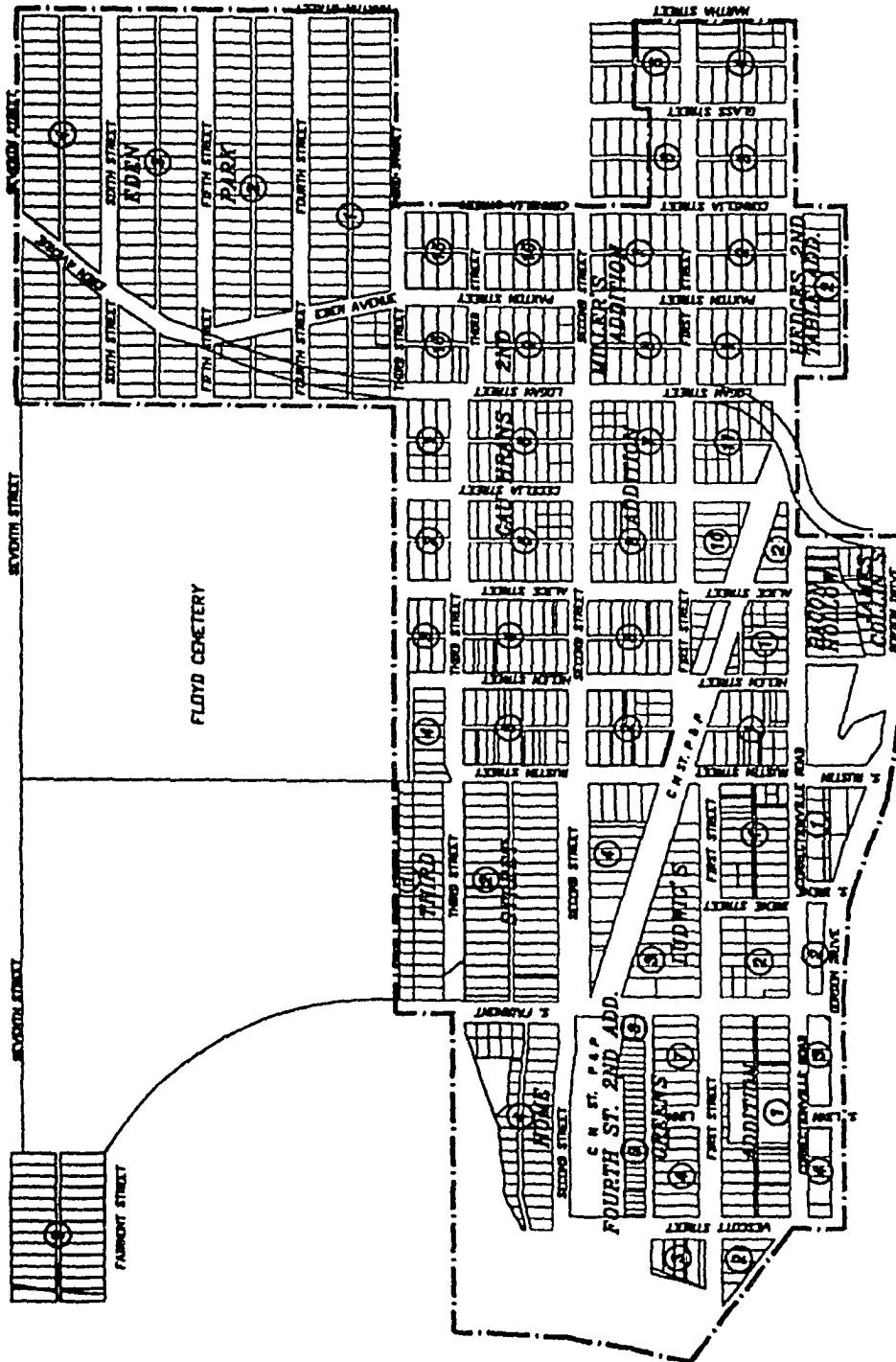
Assumes a 2.5% annual increase in Taxable Valuation after FY 02. Assumes

a 2.5% annual increase in Assessed Valuation after FY01.

• Taxable Value does not include Ag Land Values.

\*\* FY 95 forward includes Tax Incremental Valuations for debt service

ROLL 482 IMAGE 2050



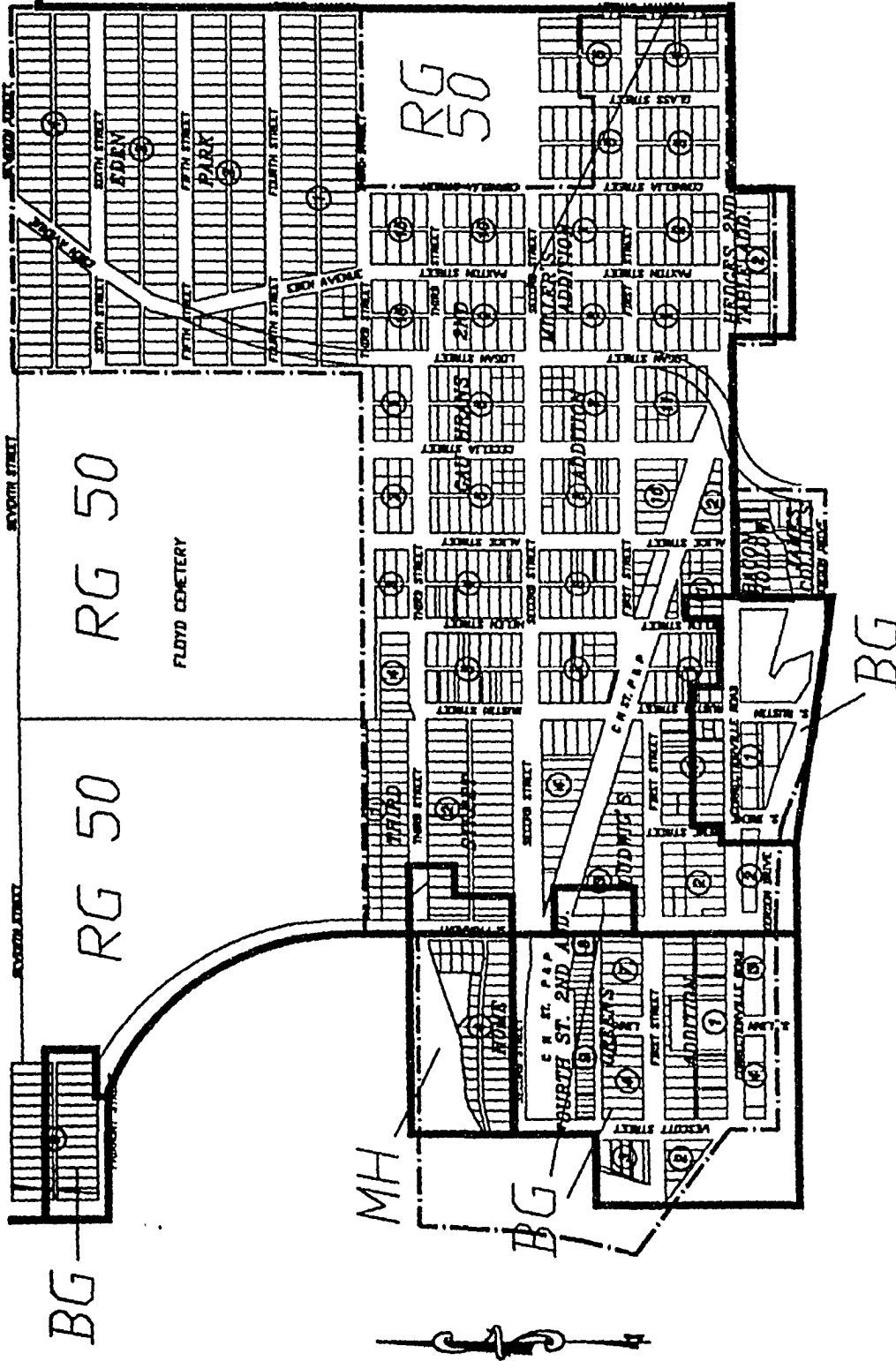
**GREENVILLE URBAN RENEWAL AREA  
PARCEL AND BOUNDARY**

**NOT TO SCALE**

Project #: 98208 Date: 7/1/00 Sheet # 5A0-1  
Project Name: GREENVILLE  
Plan Name: URBAN RENEWAL AREA  
**ROSE ENGINEERING, P.C.**  
A LAND PLANNING, ENGINEERING, AND CONSULTING FIRM  
808 8th STREET, SUITE 302  
BLOOMINGTON, IOWA 51101  
(712) 252-7171

Revised Date: 12/1/00

ROLL 482 IMAGE 2051

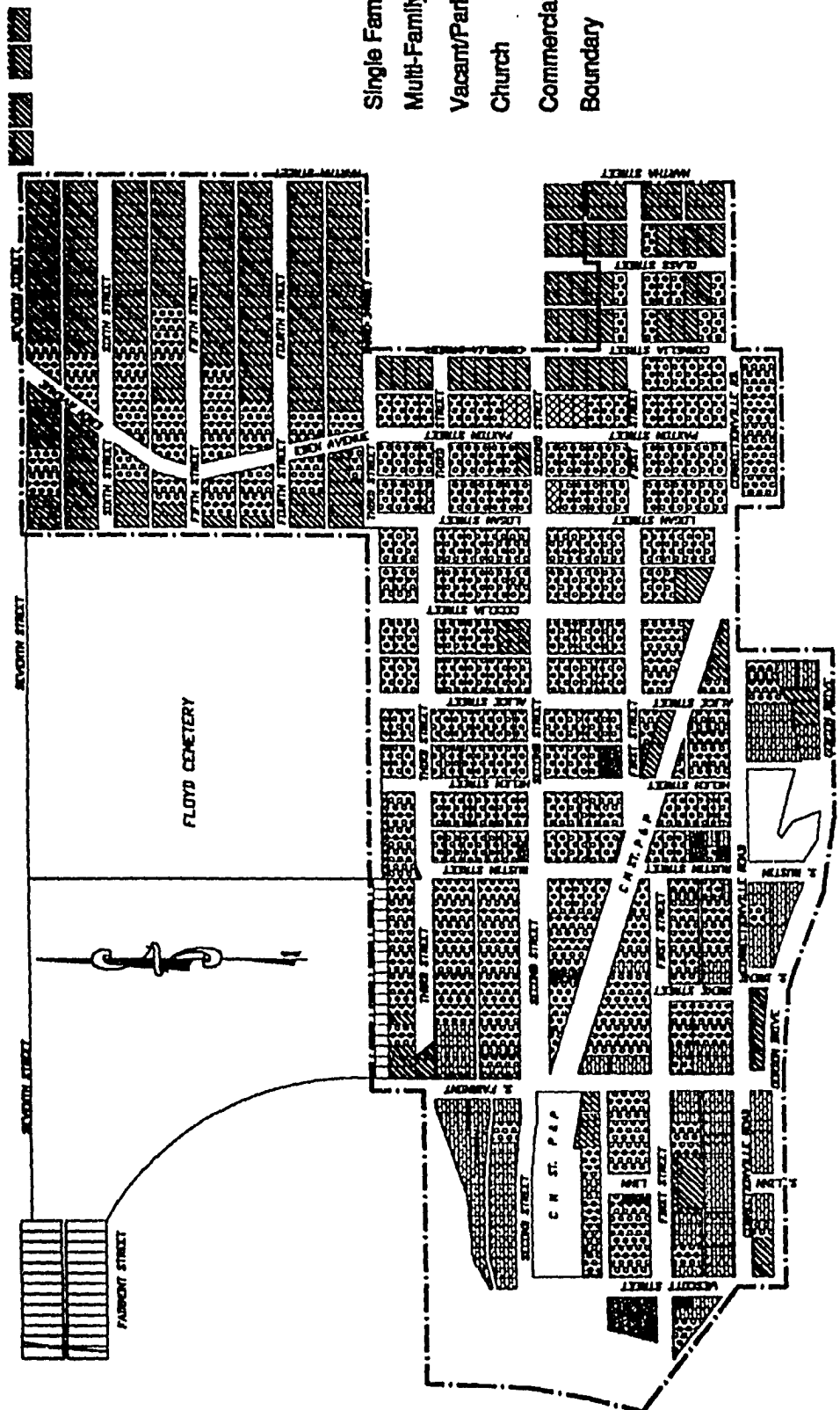


Project #: 98208 Date: 7/11/00 Sheet #34/34  
 Project Name: GREENVILLE  
 Plan Name: URBAN RENEWAL AREA  
**ROSE ENGINEERING, P.C.**  
 A LAND PLANNING, ENGINEERING, AND CONSULTING FIRM  
 505 6th STREET, SUITE 302  
 DES MOINES, IOWA 50319  
 (515) 281-7171

**GREENVILLE URBAN RENEWAL AREA  
 EXISTING ZONING**

**NOT TO SCALE**

Revised Date: 12/1/00  
 Project: Greenville Urban Renewal Area



# **LEGEND**

- Single Family Residence
- Multi-Family Residence
- Vacant/Park Land
- Church
- Commercial
- Boundary

ROLL 482 IMAGE 2052

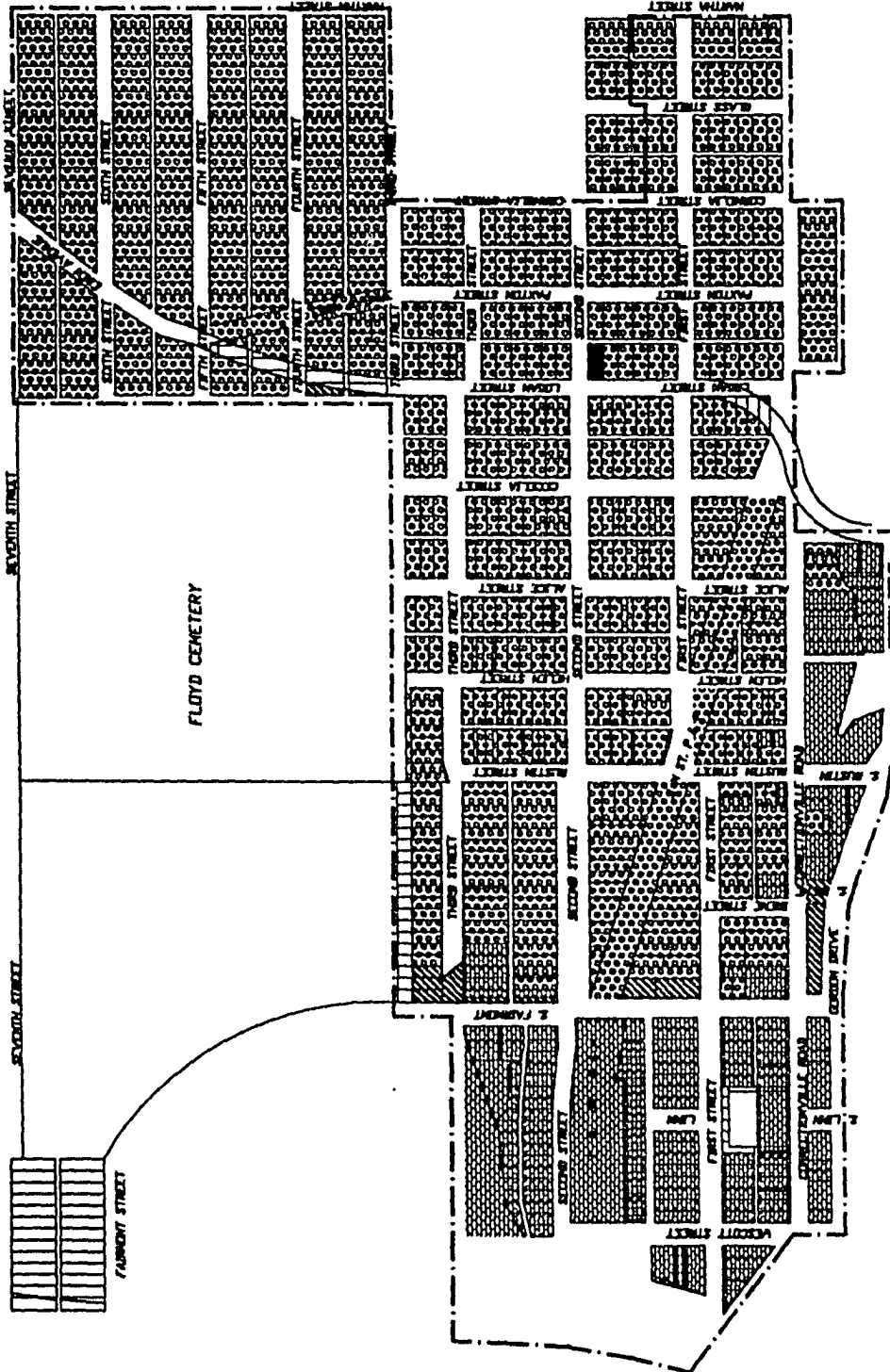
Project #:	98208	Date:	7/1/00	Sheet #:	MAP2
Project Name:	GREENVILLE				
Plan Name:	URBAN RENEWAL AREA				
<b>ROSE ENGINEERING, P.C.</b> A LAND PLANNING, ENGINEERING, AND CONSULTING FIRM 808 6th STREET, SUITE 502 SIOUX CITY, IOWA 51101 (712) 253-7171					

## **GREENVILLE URBAN RENEWAL AREA EXISTING LAND USE**




**NOT TO SCALE**

Revised Date: 12/1/00





**LEGEND**

-  Family Residence
-  Institutional
-  Commercial

**GREENVILLE URBAN RENEWAL AREA  
PROPOSED LAND USE**

Project #:	98208	Date:	7/11/00	Sheet #	3A/3
Project Name:	GREENVILLE				
Plan Name:	URBAN RENEWAL AREA				
<b>ROSE ENGINEERING, P.C.</b>					
A LAND PLANNING, ENGINEERING, AND CONSULTING FIRM					
505 6th STREET, SUITE 302					
SIOUX CITY, IOWA 51101					
(712) 252-7171					

**NOT TO SCALE**

Revised Date: 12/1/00