

Filed for Record the 5 day of Aug

29 pg

A.D., 1994 at 10:14 o'clock A.M.City of OttumwaWest Gate Economic Development
Urban Renewal PlanCaroline Truitt
COUNTY RECORDER

Doc # 690

RECORD FEES 146.00

ORIGINAL

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RECORD 491

PAGE 471

CERTIFICATION TO COUNTY RECORDER

We hereby certify that attached hereto is a true and correct copy of the Amended West Gate Economic Development Urban Renewal Plan, and the Resolution adopting same for Amendment No. One to the West Gate Economic Development Urban Renewal Plan Area, of the City of Ottumwa, Iowa, the original of which is on file in the records of the undersigned City Clerk.

Dated this 5th day of August, 1994.Dale Uehling
Mayor of the City of Ottumwa,
IowaAnn Cullinan
Clerk of the City of Ottumwa,
Iowa

STATE OF IOWA

COUNTY OF WAPELLO

) SS:

ACKNOWLEDGEMENT

On this 5th day of August, 1994, before me, Renee Davis, a Notary Public in and for the State of Iowa, personally appeared Dale Uehling and Ann Cullinan, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa; that the seal affixed to the foregoing instrument is the official seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in the Resolution adopted by the City Council on the 19th day of July, 1994, and that Dale Uehling and Ann Cullinan acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

Renee Davis
Notary Public in and for said
County and State

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_____, July 19, 1994

The City Council of Ottumwa, Iowa, met in regular session, in the Council Chambers, City Hall, 105 E. Third Street, Ottumwa, Iowa, at 7:00 o'clock P.M. on the above date. There were present Mayor Dale M. Wahling, in the Chair, and the following named Council Members:

Sels. Williams, Pata, Rimmer, Fisher

Absent: None.

* * * * *

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AHLERS, DOONEY, DORWEILER, HAYNE, SMITH & ALLRED, PC
ATTORNEYS AT LAW DEER MOINES, IOWA

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This being the time and place fixed for a public hearing on the matter of the adoption of proposed Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa, the Mayor called for any oral objections to the adoption of Amendment No. One. no oral objections were offered and the Clerk reported that no written objections thereto had been filed. The Mayor stated that the proposed Amendment No. One had been approved by the Planning and Zoning Commission, as being in conformity with general plan for development of the City as a whole. The public hearing was then closed.

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AHLERS, COONEY, DORFMEIER, HAYNE, SMITH & ALLREE, PC.
ATTORNEYS AT LAW DES MOINES, IOWA

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Council Member Peta 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 AN URBAN RENEWAL PROJECT; AND ADOPTING AMENDMENT NO. One TO THE WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN OF THE CITY OF OTTUMWA, IOWA THEREFOR" and moved that the same be adopted. Council Member Rimmer seconded the motion to adopt. The roll was called and the vote was,

AYES: Council Member Sala, Williams, Peta,

Rimmer, Fisher,

NAYS: None,

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

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ANLERS, COONEY, DORFWEILER, HAYNE, SMITH & ALLRED, PC.
ATTORNEYS AT LAW DES MOINES, IOWA

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RESOLUTION NO. 113-1994

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 AN URBAN RENEWAL PROJECT; AND ADOPTING AMENDMENT NO. One TO THE WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN OF THE CITY OF OTTUMWA, IOWA THEREFOR

WHEREAS, by Resolution No. 39-1989 adopted May 2, 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 West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa (the "Plan") for the Urban Renewal Area including Amendment No. One is described as follows:

Beginning at the Center of Section 23, T 72N, R 14W; thence south along the north-south centerline of Section 23 to the south right-of-way line of U.S. Highway 34; thence West along the south right-of-way line of U.S. Highway 34 to the west right-of-way line of Wildwood Drive; thence south along the west right-of-way line of Wildwood Drive to the south line of Richmond Avenue; thence easterly along the south line of Richmond Avenue to the west line of Willard Street; thence south along the west line of Willard Street to the south right-of-way line of Vine Street; thence east and northeast along the south and southeasterly right-of-way line of Vine Street to the north right-of-way line of Second Street; thence northwesterly along the north right-of-way line of Second Street to the east right-of-way line of Union Street; thence northeasterly along the east right-of-way line of Union Street to the north right-of-way line of Fourth Street; thence northwesterly along said right-of-way line to the westerly right-of-way line of Kitterman Avenue; thence southwesterly along the westerly right-of-way line of Kitterman Avenue to the north right-of-way line of Second Street; thence northwesterly along said right-of-way line to the west corporate line; thence southeasterly and south along the west corporate line to the point of beginning

WHEREAS, City staff has prepared Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa, a copy of which is attached hereto and marked

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AHLERS, COONEY, DORWELER, HAYNE, SMITH & ALLRED, PC
ATTORNEYS AT LAW DES MOINES IOWA

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Exhibit "A", the purpose of which is to set forth and include within the Plan additional area described as follows:

New Addition to the Urban Renewal Area

Beginning at the center of Sec. 23, T 72N, R 14W; thence east and northeasterly along the north right-of-way line of Blackhawk Street to the south line of Main Street; thence southeasterly along the south line of Main Street to the west line of Clay Street; thence southwesterly along the west line of Clay Street to the center line of the Des Moines River Levee; thence southeasterly along the centerline of the levee to the west line of U.S. Highway 63; thence southeasterly along the westerly right-of-way line of U.S. Highway 63 to the south line of U.S. Highways 63 and 34; thence southeasterly along the south line of U.S. Highways 63 and 34 to the easterly right-of-way line of Wapello Street; thence southwesterly along the easterly right-of-way line of Wapello Street to the south bank of the south Ottumwa Lagoon; thence southeast along the south bank of the lagoon to the east line of Carlisle Street; thence southwesterly along the east line of Carlisle Street to the south line of Richmond; thence east along the south line of Richmond Avenue to the west line of Willard Street; thence south along the west line of Willard Street to the south right-of-way line of Vine Street; thence east and northeast along the south and southeasterly right-of-way line of Vine Street to the north right-of-way line of Second Street; thence northwesterly along the north right-of-way line to the easterly right-of-way line of Union Street; thence northeasterly along the right-of-way line of Union Street to the north right-of-way line of Fourth Street; thence northwesterly along said right-of-way line to the westerly right-of-way line of Kitterman Avenue; thence southwesterly along the said right-of-way line to the north right-of-way line of Second Street; thence northwesterly along said right-of-way line to the west corporate line; thence southeasterly and south along the west corporate line to the point of beginning;

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said Plan;

WHEREAS, the Iowa statutes require the City Council to submit the proposed Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, adoption of Amendment No. One, attached hereto as Exhibit A, was approved by the Planning and Zoning Commission for

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AHLERS, COONEY, DORFMEIER, HAYNIE, SMITH & ALLBEE, PC
ATTORNEYS AT LAW DES MOINES, IOWA

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the City on July 11, 1994, as being in conformity with the general plan for development of the City as a whole, as amended as evidenced by its written report and recommendation attached hereto as Exhibit B, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted July 5, 1994, this Council set a public hearing on the adoption of Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa for its meeting of July 19, 1994 at 7:00 o'clock P.M. in the Council Chambers, City Hall, 105 E. Third Street, Ottumwa, Iowa, and due and proper notice of said public hearing was given, as provided by law, by publication in the Ottumwa Courier on July 13, 1994 which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa concerning the area of the City of Ottumwa, 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. A feasible method exists for the location of families who will be displaced from the West Gate Economic Development Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b. The Plan and Amendment No. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa, conform to the general plan of the City as a whole; and

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AHLERS, COONEY, DORWEILER, HAYNE, SMITH & ALLDREE, PC.
ATTORNEYS AT LAW OTTUMWA, IOWA

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c. As to those areas of open land included within the West Gate Economic Development Urban Renewal Area to be acquired by the City:

(1) 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 need for housing accommodations has been or will be increased as a result of the clearance of slums and other areas, including other portions of the West Gate Economic Development Urban Renewal Area; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, and constitute a menace to the public health, safety, morals or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

(2) With reference to those portions thereof which are to be developed for non-residential uses, the City Council hereby determines that 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 West Gate Economic Development Urban Renewal Area is a blighted and economic development area within the meaning of Iowa Code Section(s) 403.17(3) 403.17(8); that the West Gate Economic Development Urban Renewal Area is appropriate for commercial and industrial enterprises and eligible for an urban renewal project 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. One to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, Iowa, attached hereto as Exhibit "A" and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. One to the West Gate Economic Development Urban Renewal Plan for the City of Ottumwa, Iowa"; Amendment No. One to the West Gate Economic Development Urban Renewal plan of the City of Ottumwa, Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of said Amendment No. One with the proceedings of this meeting.

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AHLERS, COONEY, DORFMEIER, HAYNIE, SMITH & ALLBEE, PC.
ATTORNEYS AT LAW DES MOINES, IOWA

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Section 5. That the Plan, as so amended, for the West Gate Economic Development Urban Renewal Area shall be in full force and effect from the date of this Resolution until June 30, 2018, both dates inclusive, and said Amendment No. One to the Official Urban Renewal Plan of the City of Ottumwa, Iowa (West Gate Economic Development Urban Renewal Area Project) shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Wapello 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. One thereto, as well as Resolution No. 39-1989 previously adopted by this City Council be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 19th day of July, 1994.

Dale M. Gehring
Mayor



Cullinan

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AHLERS, CRONEY, DORWEILER, HAYNIE, SMITH & ALLRED, PC.
ATTORNEYS AT LAW DES MOINES, IOWA

CIG-3
9/91CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned City Clerk of Ottumwa, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said 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 said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in said 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 said Municipality hereto
affixed this 21st day of July, 1994.



Ann Cullen
City Clerk, Ottumwa, Iowa

AHLERS, COONEY, DORWELER, HAYNE, SMITH & ALLREE, PC.
ATTORNEYS AT LAW DES MOINES, IOWA

Exhibit "A"

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**WEST GATE ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN
CITY OF OTTUMWA, IOWA**

May, 1989

Amended - July, 1994

SIMMERING-CORY, INC.

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WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

Introduction

The urban renewal plan is intended to provide public improvements in the Urban Renewal Area. The plan has been prepared in a manner that fulfills the requirements of Chapter 403 of the 1987 Code of Iowa. The City of Ottumwa will be using tax increment financing to fund the public improvements, which is an approved activity by chapter 403.

This plan serves as a guideline for the Urban Renewal Area; and is subject to revision from time to time, as the development factors indicate a need for review. Revision shall take place in accordance with the Code of Iowa.

Boundaries of the Urban Renewal Area

Being a part of Section 23, 24, 25, 26, T 72 N, R 14 W in the City of Ottumwa, Wapello County, Iowa, and being more particularly described as follows:

Beginning at the center of Sec. 23, T 72 N, R 14 W; Thence South along the North-South center line of Section 23 to the South Right-of-Way line of U.S. Highway 34; Thence West along the South Right-of-Way line of U.S. Highway 34 to the West Right-of-Way line of Wildwood Drive; Thence South along the West Right-of-Way line of Wildwood Drive to the South line of Richmond Avenue; Thence East along the South line of Richmond Avenue to the East line of Carlisle Street; Thence Northeast along the East line of Carlisle Street to the South Bank of the South Ottumwa Lagoon; Thence Northwest along the South bank of the Lagoon to the Easterly Right-of-Way line of Wapello Street; Thence Northeast along Wapello Street Right-of-Way line to the South line of U.S. Highways 63 and 34; thence West along said Right-of-Way line to the Westerly Right-of-Way line of U.S. Highway 63; Thence Northeast along the West line of U.S. Highway 63 to the center line of the Des Moines River Levee; Thence Northwest along the center line of the Levee to the West line of Clay Street; Thence Northeast along the West line of Clay Street to the South line of Main Street; Thence Northwest along the South line of Main Street to the Westerly line of Blackhawk Street; Thence along the Northwest and North Right-of-Way line of Blackhawk Street to the center of Section 23, T 72 N, R 14 W and the Point of Beginning.

Proposed Renewal Projects

The urban renewal projects may include any combination of the following:

- 1) Transportation improvements, such as: bridge repair, street resurfacing, traffic control measures, street widening, etc.

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2) Non-transportation public capital improvements, such as:
water lines, sewer improvements, storm sewer improvements.

3) The use of Tax Increment Financing for financial
assistance of the public projects.

Goals & Objectives

The City of Ottumwa intends to provide public improvements to assist in the economic development of the urban renewal area. Economic development will be limited if the public infrastructure does not have the capacity for future growth in the area. The goal is to provide the necessary infrastructure to allow for future growth and to adequately serve the Urban Renewal Area.

Certain public improvements are necessary in order to be competitive with other municipalities for new enterprises. An area which is ready to be utilized, also, is more attractive to organizations in the initial recruitment process. Remaining competitive is another goal of this plan.

Organizations Responsible for Implementing the Urban Renewal Plan

The implementation of the urban renewal plan will be done by The City of Ottumwa. The city will do the initial design and oversee the public improvements in the area. Some of the city departments which will be implementing the urban renewal project include: Planning & Zoning, & Public Works.

Time-Table for Implementation of the Urban Renewal Plan

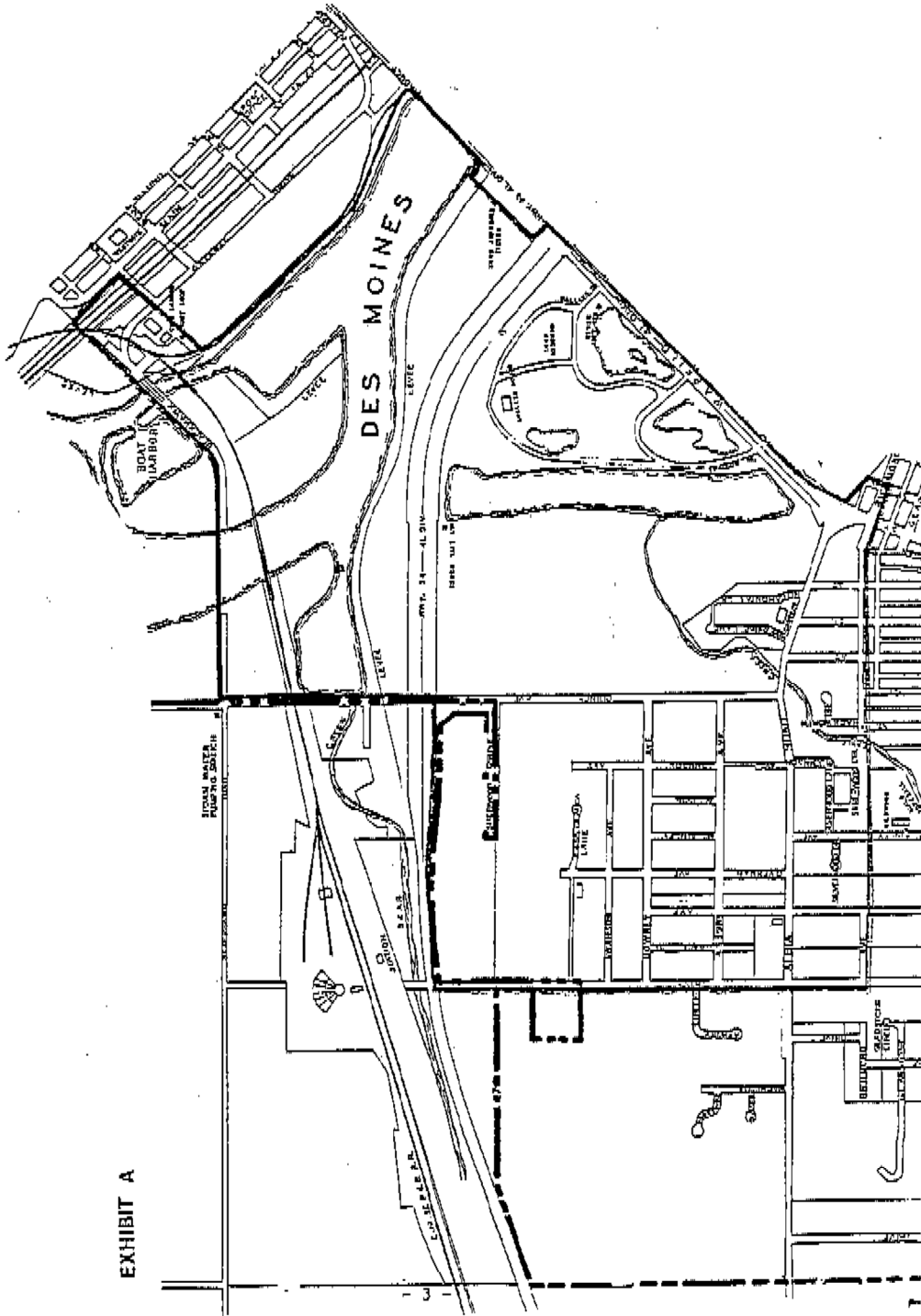
The establishment of the tax increment financing district shall proceed in a timely fashion. After the needed improvements have been completed and the goals of the plan achieved, the urban renewal area shall be abandoned in a manner that fulfills the requirements of Chapter 403 of the 1987 Code of Iowa.

Relocation Plan

There shall be no displacement of persons or businesses, in the urban renewal project area, as a result of the West Gate Economic Development Urban Renewal Plan or any urban renewal projects undertaken under this plan.

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EXHIBIT A



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B. WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN -
AMENDMENT #1

The Ottumwa West Gate Urban Renewal Plan dated May 1989, is being amended to increase the size of the original district. The area which is being added to the Urban Renewal District is illustrated on Exhibit B and is described as follows:

Beginning at the center of Sec. 23, T 72 N, R 14 W; thence east and northeasterly along the north right-of-way line of Blackhawk Street to the south line of Main Street; thence southeasterly along the south line of Main Street to the west line of Clay Street; thence southwesterly along the west line of Clay Street to the center line of the Des Moines River Levee; thence southeasterly along the centerline of the levee to the west line of U.S. Highway 63; thence southeasterly along the westerly right-of-way line of U.S. Highway 63 to the south line of U.S. Highways 63 and 34; thence southeasterly along the south line of U.S. Highways 63 and 34 to the easterly right-of-way line of Wapello Street; thence southwesterly along the easterly right-of-way line of Wapello Street to the south bank of the south Ottumwa Lagoon; thence southeast along the south bank of the lagoon to the east line of Carlisle Street; thence southwesterly along the east line of Carlisle Street to the south line of Richmond; thence east along the south line of Richmond Avenue to the west line of Willard Street; thence south along the west line of Willard Street to the south right-of-way line of Vine Street; thence east and northeast along the south and southeasterly right-of-way line of Vine Street to the north right-of-way line of Second Street; thence northwesterly along the north right-of-way line to the easterly right-of-way line of Union Street; thence northeasterly along the right-of-way line of Union Street to the north right-of-way line of Fourth Street; thence northwesterly along said right-of-way line to the westerly right-of-way line of Kitterman Avenue; thence southwesterly along the said right-of-way line to the north right-of-way line of Second Street; thence northwesterly along said right-of-way line to the west corporate line; thence southeasterly and south along the west corporate line to the point of beginning.

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The new boundaries of the West Gate Urban Renewal Area are described as follows:

Beginning at the center of Section 23, T 72 N, R 14 W; thence south along the north-south centerline of Section 23 to the south right-of-way line of U.S. Highway 34; thence West along the south right-of-way line of U.S. Highway 34 to the west right-of-way line of Wildwood Drive; thence south along the west right-of-way line of Wildwood Drive to the south line of Richmond Avenue; thence easterly along the south line of Richmond Avenue to the west line of Willard Street; thence south along the west line of Willard Street to the south right-of-way line of Vine Street; thence east and northeast along the south and southeasterly right-of-way line of Vine Street to the north right-of-way line of Second Street; thence northwesterly along the north right-of-way line of Second Street to the east right-of-way line of Union Street; thence northeasterly along the east right-of-way line of Union Street to the north right-of-way line of Fourth Street; thence northwesterly along said right-of-way line to the westerly right-of-way line of Kitterman Avenue; thence southwesterly along the westerly right-of-way line of Kitterman Avenue to the north right-of-way line of Second Street; thence northwesterly along said right-of-way line to the west corporate line; thence southeasterly and south along the west corporate line to the point of beginning.

The urban renewal area includes the full right-of-way of all streets forming the boundary.

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The original Urban Renewal Plan and Ordinance were adopted during the calendar year 1989. The "frozen base" of the original district was the taxable valuation in place as of January 1, 1988. The original district will retain its January 1, 1988 frozen base. If the amending ordinance is adopted during calendar year 1994, the area being added to the district as a result of this amendment will have a "frozen base" at the January 1, 1993 valuation level.

The "frozen base" value of the new amended district will be determined by adding the January 1, 1988 valuation of the original West Gate Economic Development district to the January 1, 1993 valuation of the new area being added as a result of this amendment.

C. DISTRICT DESIGNATION

The area being added to the West Gate Urban Renewal District is appropriate for designation as both an economic development area and as an area in which blighted conditions exist. The district includes a substantial number of homes and buildings which are in need of rehabilitation as well as land appropriate for new commercial, industrial and residential development and redevelopment.

Through a windshield survey of residential units, conducted in June 1994, it was determined that 40% to 45% of the homes in the area being added to the urban

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renewal area are in need of from moderate to substantial rehabilitation. The most common problems identified include: roof defects, foundation cracks, window repair needs, and deteriorated siding and trim.

Based on U.S. Census data, over 44% of the households on a City-wide basis are occupied by persons who are of low and moderate income as defined by both the U.S. Department of Housing and Urban Development and the Iowa State Department of Economic Development. Based on a windshield survey of homes in area being added as a result of this amendment, it is believed that a high concentration of those low and moderate income families are located in this urban renewal district. These incomes, while in some cases enough to possibly allow for routine maintenance, often prohibit the completion of any significant updating or rehabilitation.

Over 50% of the homes in Ottumwa were built in 1939 or before. Housing conditions in locations throughout the district have been declining primarily because of the inability of residents to afford the cost of needed repairs.

A number of the commercial buildings in the downtown area as well as in other parts of the district are also in need of repair. Some may have deteriorated to a point beyond where rehabilitation is feasible.

The result is a continuing deterioration of a portion of the urban renewal areas building and housing stock, a tendency which has a ripple effect on the willingness of other property owners to invest. This situation has

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impaired the sound growth of the community and has had a negative impact on the City overall.

There has been a very limited amount of new construction or economic development activity in the area being added to the district in the last few years. The City intends to utilize the Urban Renewal Act to help promote new development and redevelopment and to create new employment opportunities.

The City's primary objective in the amended area is to stimulate, through public action and commitment, private investment in new commercial, residential, and industrial development and redevelopment. One of the City's goals is to finance the construction of infrastructure and other improvements in support of and in conjunction with that new development.

P. LAND USE PLAN AND ZONING

Ottumwa has a general plan for the physical development of the City outlined in the City's Zoning Ordinance and Comprehensive Plan. The goals and objectives of this amended urban renewal plan are consistent with the goals and land use policy which were identified and adopted as part of the planning and zoning process.

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The City's primary objectives in the West Gate Urban Renewal Area relate to expanded commercial, industrial, and affordable residential development and redevelopment, and the creation of new employment opportunities. The plan is not intended to discourage or prohibit other types of development.

Zoning districts within the amended West Gate Urban Renewal Area include:

R-1	Single Family Residence
R-2	Two Family Residence
R-3	Multiple Residence
CS-1	Shopping Center
C-1	Retail Business
C-2	Commercial
M-1	Light Manufacture
M-2	Heavy Manufacture
OA-1	Office-Apartment
U	Unclassified

This urban renewal plan does not in any way replace the City's current zoning regulation process.

E. PROJECT AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic

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development purposes including new and expanded industrial, commercial, and residential development. The City realizes that the availability of affordable housing is important in attracting new business and industry as well as in retaining existing business.

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

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. 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.
3. To provide for the installation of public works, facilities, ammenities, and infrastructure which contribute to the revitalization of the area and to the sound development of the entire City.
4. To eliminate blighting influences.
5. To stimulate through public action and commitment, private investment in residential development.
6. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
7. To encourage rehabilitation and promote diversity in the central business district.
8. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.

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9. To help develop a sound economic base that will serve as the foundation for future growth and development.

F. TYPE OF RENEWAL ACTIVITIES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic purposes including but not limited to:

- New, rehabilitated, converted, or expanded industrial uses within the industrial land use area.
- New, rehabilitated, converted, or expanded commercial uses within the commercial land use area.
- New, rehabilitated, converted, or expanded residential uses within the residential land use area.

General development activities in the West Gate 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 streets, water and sewer systems, public utilities or other facilities in connection with urban renewal projects.

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

4. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.

5. To dispose of property so acquired.

6. To plan relocation of persons and businesses displaced by a project and to make necessary relocation payments.

7. To undertake the demolition and clearance of buildings not suitable for rehabilitation.

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

9. To borrow money and to provide security therefor.

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

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

12. 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 Ottumwa and the State of Iowa.

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G. PROPERTY ACQUISITION

No property acquisition by the City is anticipated at this time. However, if property acquisition/disposition become necessary to accomplish the objectives of the plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

H. PROPERTY DISPOSITION

If the City does acquire property as part of an urban renewal project, it may be made available to developers. Selection of proposals shall be based on the following criteria:

1. Greatest benefit for the City as a whole and within the West Gate Urban Renewal Area in particular.
2. Compatibility with neighboring land uses, architecture and design.
3. Conformance to the Urban Renewal Plan and Zoning Ordinance.
4. Willingness of a developer to enter into an agreement with respect to payment of property taxes necessary to retire tax increment debt incurred by the City.
5. Any other conditions and criteria developed and adopted with respect to specific property dispositions.

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I. RELOCATION

The need for relocation of residents or businesses by the City is not anticipated. If, however, it becomes necessary for the City to become involved, and before a project is approved, a relocation plan will be developed that complies with the Iowa Act.

J. URBAN RENEWAL PLAN AMENDMENTS

This West Gate Urban Renewal Area Plan may be amended again from time to time to include change in the project area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions.

The City Council may amend this plan by resolution after holding a public hearing on the proposed change in accordance with applicable state law.

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K. EFFECTIVE PERIOD

This amended West Gate Urban Renewal Plan shall remain in full force and effect from the date of its adoption until June 30, 2018, both dates inclusive, and shall remain in effect thereafter for so long as is necessary for incremental taxes pursuant to Section 403.19(2), Code of Iowa, 1993, or successor provisions, to pay in full all loans, moneys advanced or indebtedness incurred by the City of Ottumwa, Iowa, to finance or refinance the Urban Renewal Project.

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EXHIBIT B

Ottawa West Gate
Urban Renewal Area

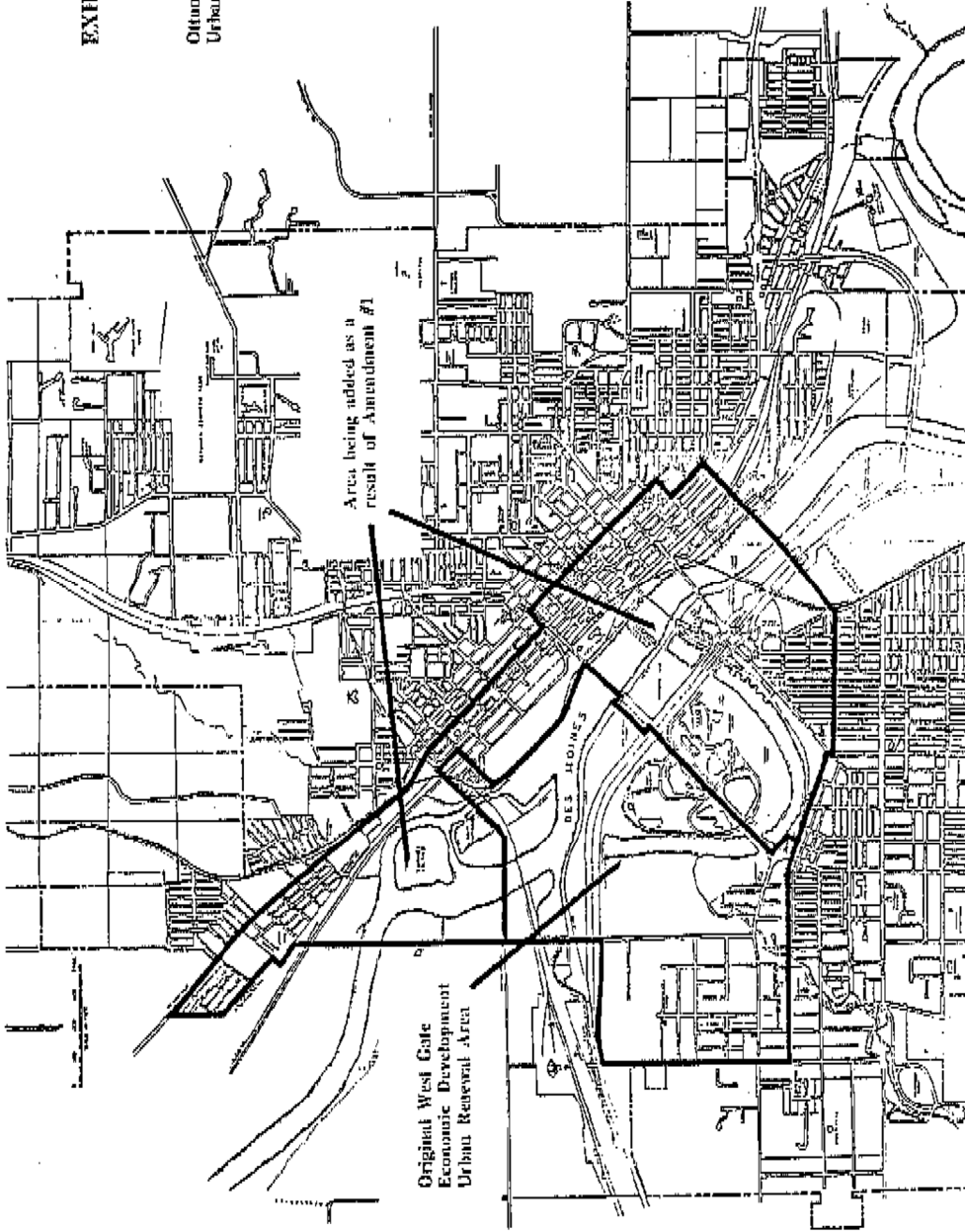


Exhibit B

SERVE, PRESERVE & IMPROVE OUR CITY WITH PRIDE.
EFFICIENCY & A VISION FOR TOMORROW.

City of Ottumwa

105 East Third
Ottumwa, Iowa 52501-2905
Phone 515-683-0600
FAX 515-683-0618

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July 11, 1994

W. Alan Winders, Assistant City Administrator
City Hall
105 East Third Street
Ottumwa, Iowa 52501

RE: Ottumwa Planning and Zoning Commission Review of the
Westgate Economic Development Urban Renewal Plan
(Consistent with the City's Comprehensive Plan)

Dear Mr. Winders:

On July 11, 1994, the Ottumwa Planning and Zoning
Commission discussed and reviewed the Westgate Economic
Development Urban Renewal Plan.

The Commission approved the Plan and passed a motion
finding the Westgate Economic Development Urban Renewal
Plan consistent with the City's Comprehensive Plan.

Sincerely,

David Shafer
City Planner

DS:mb

cc: Robert G. Keefe, City Administrator
Ann Cullinan, City Clerk