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PATRICK F GILL, AUDITOR AND RECORDER  
WOODBURY COUNTY IOWA

**STATE OF IOWA**

**Woodbury County**

**CITY OF SIOUX CITY**

**Office of the City Clerk**

I, Lisa L. McCardle, 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 Resolution 2013-0876 adopted by the City Council of the City on the 25th day of November, 2013 upon the call of ayes and nays thereof duly had and recorded.

Dated at Sioux City, Iowa this 26th day of November, 2013.



  
\_\_\_\_\_  
LISA L. MCCARDLE  
CITY CLERK

RESOLUTION NO. 2013 - **0876**  
with attachments

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA 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 AN AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE COMBINED FLOYD RIVER URBAN RENEWAL AREA

WHEREAS, the City Council previously has 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 has approved and adopted the Combined Floyd River Urban Renewal Plan on October 13, 1986, pursuant to Resolution No. 86/T-4985 and subsequent amendments to the same on April, 11, 1988, pursuant to Resolution No. 88/T-6349; October 6, 1997, pursuant to Resolution No. 97/U-5919; July 7, 2003, pursuant to Resolution No. 2003-0598; February 6, 2012, pursuant to Resolution 2012-0088; October 22, 2012, pursuant to Resolution 2012-0744; and May 13, 2013, pursuant to Resolution 2013-0376; (together, the "Amended Plan") for the amended Combined Floyd River Urban Renewal Project Area described therein (the "Project Area"), which Amended Plan is on file in the office of the Recorder of Woodbury County at Roll 177, Image 592; and

WHEREAS, City staff has caused there to be prepared a form of an Amended and Restated Urban Renewal Plan, a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to incorporate all prior amendments into an Amended and Restated Urban Renewal Plan (hereinafter the "Amended and Restated Urban Renewal Plan") and to further update certain provisions of the Amended and Restated Plan to conform to current City objectives and planning initiatives for the Project Area, within the Project Area, as hereinafter described; and

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

WHEREAS, the Iowa Code requires the City Council to notify all affected taxing entities of the consideration being given to the proposed Amended and Restated Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa Code further requires the City Council to hold a public hearing on the proposed Amended and Restated Plan subsequent to notice thereof by publication in a newspaper having a general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the urban renewal plan and shall outline the general scope of the urban renewal project under consideration, with a copy of said notice also being mailed to each affected taxing entity; 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 minutes from the consultation hearing filed herewith and incorporated herein by this reference, which minutes are in all respects approved; and

WHEREAS, this Council also set a public hearing on the adoption of an Amended and Restated Plan to the Combined Floyd River 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 Sioux City Journal, 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 Amended and Restated 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 SIOUX CITY, IOWA:

Section 1. That the findings and conclusions set forth or contained in the Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan concerning the area of the City of Sioux City, Iowa described therein 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:

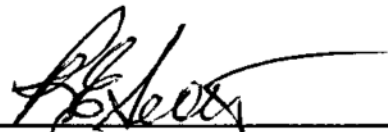
The Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan of the City of Sioux City, Iowa, conforms to the general plan for the development of the City as a whole; and

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.

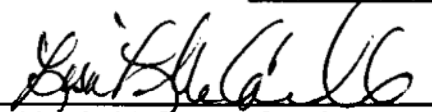
Section 3. That the Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan for the Combined Floyd River Urban Renewal Area of the City of Sioux City, Iowa be and the same is hereby approved and adopted as the "Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan for the Combined Floyd River Urban Renewal Area"; the Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the same with the proceedings of this meeting.

Section 4. That the Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the date of termination set forth in the Plan as so amended. The Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Woodbury County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED: November 25, 2013

  
Robert E. Scott, Mayor

ATTEST:

  
Lisa L. McCardle, City Clerk

# **CERTIFICATION TO WOODBURY COUNTY RECORDER**

We hereby certify that attached hereto is a true and correct copy of the Amended and Restated Plan to the Combined Floyd River Urban Renewal Plan and the Resolution adopting same for the Combined Floyd River Urban Renewal Area, of the City of Sioux City, Iowa, the original of which is on file in the records of the undersigned City Clerk.

Dated this 25 day of November, 2013

By:



Lisa L. McCardle  
City Clerk

By:



Robert E. Scott  
Mayor



CERTIFICATE

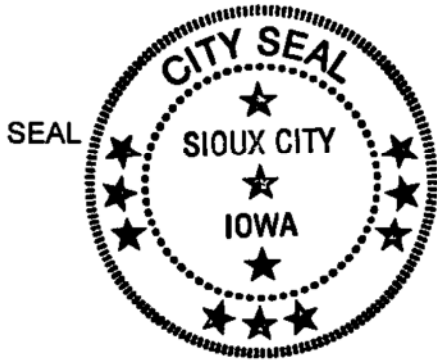
STATE OF IOWA

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) SS  
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COUNTY OF WOODBURY

I, the undersigned City Clerk of Sioux City, 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 25 day of November, 2013.



  
\_\_\_\_\_  
City Clerk, Sioux City, Iowa

1. The Regular Meeting of the City Council was held at 4:00 p.m. The following Council Members were present on call of the roll: Capron, Fitch, Padgett, Radig and Scott. Absent: None.

Other staff members present included: Robert Padmore, Interim City Manager; Nicole Jensen-Harris, City Attorney; and Lisa McCardle, City Clerk.

Mayor Scott read a commendation acknowledging Four Directions Community Center for holding the 11th Annual Memorial March to Honor Lost Children; Frank LaMere, accepting. Mayor also read a proclamation designating November 25th as a day to celebrate the 135th Anniversary of Palmer Candy Company; Marty and Doug Palmer, accepting.

### **CONSENT AGENDA**

**Motion by Scott, seconded by Capron, to adopt the Consent Agenda; all voting aye. Items 2 through 9D are approved unanimously unless specifically noted after the item.**

2. Reading of the City Council minutes of November 18, 2013

**Reading of the minutes of November 18, 2013, was waived and as part of the consent agenda the minutes were approved as presented.**

3. ANNUAL REPORT - Motion accepting and approving the Effective Fiscal and Public Policy Commission's Fiscal Year 2013 Annual Report. **2013-0868**

Donna Forker, Budget and Financial Manager, provided information on the item.

4. TIF - Resolution approving the Tax Increment Finance Annual Certification of Compliance and Urban Renewal Report for Fiscal Year 2013. **2013-0869**
5. CAFR - Resolution accepting the Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2013. **2013-0870**
6. TIF - Resolution certifying the Tax Increment Financing Debt for the January 1, 2013 Taxable Valuations for FY 2014/2015. (TIF Debt Certification) **2013-0871**
7. IDOT - Resolution accepting a grant agreement from the Iowa Department of Transportation for FY2014 Airport Improvement Program in the amount of \$33,000 for the trimming and removal of obstructions within the RPZ of Runway 17 at the Sioux Gateway Airport/Col. Bud Day Field and authorizing the Airport Director to execute said grant agreement. (Contract No, 15427, Project No. 9I140SUX145) **2013-0872**

8. CIVIL PENALTIES AND SUSPENSIONS

- A. HY-VEE - Resolution fixing a date, time and place for a hearing on a proposed civil penalty of \$300 against Hy-Vee, Inc. d.b.a. Hy-Vee, 3301 Gordon Drive, Sioux City, Iowa, for violation of the Iowa Cigarette Laws. **2013-0873**
- B. FAMILY DOLLAR STORE - Resolution fixing a date, time and place for a hearing on a proposed civil penalty of \$300 against Family Dollar Stores of Iowa, Inc. d.b.a. Family Dollar Store No. 5881, 3801 Gordon Drive, Sioux City, Iowa, for violation of the Iowa Cigarette Laws. **2013-0874**

9. RECEIPT OF BOARD, COMMISSION AND COMMITTEE MINUTES:

- A. Airport Board of Trustees - September 24 and October 8, 2013  
B. Board of Adjustment - November 12, 2013  
C. Mayor's Youth Commission - October 28, 2013  
D. Planning and Zoning Commission - October 22, 23 and November 12, 2013

*- End of Consent Agenda -*

HEARINGS

10. Hearing and Resolution determining an area of the city to be a blighted area 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 an Amended and Restated Urban Renewal Plan for the Teton Urban Renewal Area. **2013-0875**

**No protests were received. The hearing was closed and the resolution adopted on motion by Scott, seconded by Radig; all voting aye.**

11. Hearing and Resolution determining an area of the city to be a blighted area 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 an Amended and Restated Urban Renewal Plan for the Combined Floyd River Urban Renewal Area. **2013-0876**

**No protests were received. The hearing was closed and the resolution adopted on motion by Scott, seconded by Radig; all voting aye.**

12. Hearing and Resolution determining an area of the city to be a blighted area 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 an Amended and Restated Urban Renewal Plan for the Donner Park Urban Renewal Area. **2013-0877**

**No protests were received. The hearing was closed and the resolution adopted on motion by Scott, seconded by Capron; all voting aye.**

13. Motion approving the Planning and Zoning Commission certification that the proposed amended and restated Combined Central Business Urban Renewal district conforms to the Sioux City Comprehensive Plan, as adopted in August 2005. (Petitioner: City of Sioux City) The Planning and Zoning Commission recommends approval of this item. (File No. 2013-0080) **2013-0878**

**Motion by Scott, seconded by Fitch, to approve the motion; all voting aye.**

14. Hearing and Resolution determining an area of the city to be a blighted area 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 an Amended and Restated Urban Renewal Plan for the Combined Central Sioux City - CBD Urban Renewal Area. **2013-0879**

**No protests were received. The hearing was closed and the resolution adopted on motion by Scott, seconded by Radig; all voting aye.**

15. Ordinance amending Chapter 3.18 entitled "Combined Central Sioux City - CBD Urban Renewal Tax Increment District" to eliminate ending dates subject to the division of taxes provided for in said chapter; to add the Tri-View Urban Renewal Sub-Area and the CBD-North Extension Urban Renewal Sub-Area, with said chapter continuing to provide that general property taxes levied and collected each year on all property located within the Combined Central Sioux City - CBD Urban Renewal area of the city of Sioux City, County of Woodbury, State of Iowa, by and for the benefit of the State of Iowa, City of Sioux City, County of Woodbury, Sioux City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said city in connection with the Combined Central Sioux City - CBD Urban Renewal Plan. **2013-0880**

**The ordinance was considered on motion by Scott, seconded by Capron, to pass first consideration; all voting aye.**

**On motion by Scott, seconded by Capron, all voting aye; the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Scott, seconded by Radlg, the ordinance passed second and third considerations; all voting aye.**

16. Ordinance repealing Chapter 3.12 of the Sioux City Municipal Code entitled "Eastland Urban Renewal Tax Increment District". **2013-0881**

**The ordinance was considered on motion by Scott, seconded by Radlg, to pass first consideration; all voting aye.**

**On motion by Scott, seconded by Radlg, all voting aye; the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Scott, seconded by Radlg, the ordinance passed second and third considerations; all voting aye.**

### **PRESENTATIONS**

17. Downtown Partners Quarterly Update.

Ragen Cote, Downtown Partners Executive Director; and Mark Hinds, Downtown Partners Board of Directors; provided information on the item.

18. MidAmerican Energy Electrical Transmission Line.

Jade Dundas, Public Works Director; and Scott Finnesand and David Lane, MidAmerican Energy Representatives; provided information on the item.

19. 2012-2015 Strategic Plan Progress Guide Quarterly Update.

Michelle Brady, Community Development Specialist; Jeff Hanson, Community Development Operations Manager; and Betsy Thompson, Library Director; provided information on the item.

### **20. CITIZEN CONCERNS**

Maria Rundquist, 3131 Norman Dr, spoke on the Westside Neighborhood Coalition Meeting that will be held at Radiant Life Community Church, 423 George St, on Dec 5th at 7 p.m.; Rundquist encouraged the Council and citizens to attend.

### **21. COUNCIL CONCERNS**

Fitch congratulated the Heelan Football team on their State Championship win; Fitch wished everyone a Happy Thanksgiving and Capron a belated Happy Birthday.

Padgett asked Dundas about the contractor performing fiber work along Glenn Oaks stating there are still holes left from their work and no sod or grass seed has been put down; Dundas stated he has already talked to the contractor about it but would follow-up to ensure the completion of the project.

Padgett spoke on the Federal Advocacy updates from the National League of Cities listing 3 federal legislation changes where he encourages the City's support: changes on national flood insurance rates for low to moderate household incomes; water infrastructure financing; and the marketplace fairness bill requiring the internet industry to collect sales tax; cities are missing out on the sales tax that could be collected on internet sales.

Scott inquired about the missing TVs at the Tyson Events Center; Padmore stated they are being replaced with flat screen TVs. Scott stated there needs to be more lights on the gravel portion of 28th St to prevent people from dumping trash on the stretch of road.

## **22. ADJOURNMENT**

**There being no further business, the meeting was adjourned at 5:12 p.m., on motion by Scott, seconded by Padgett; all voting aye.**

ATTEST:

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

\_\_\_\_\_  
Robert E. Scott, Mayor

*City Council minutes are available on the Internet at [www.siooux-city.org](http://www.siooux-city.org).*

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## NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA

City Council agendas are also available on the Internet at [www.siuox-city.org](http://www.siuox-city.org).

You are hereby notified a meeting of the City Council of the City of Sioux City, Iowa, will be held November 25, 2013, 4:00 p.m., local time, in the City Council Chambers, 5th Floor, City Hall, 405 6th Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council.

This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers should approach the microphone one at a time and be recognized by the Mayor.
3. Speakers should give their name, spell their name, give their address, and then their statement.
4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item**.
5. At the beginning of the discussion on any item, the mayor may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under 'Citizen Concerns'.
7. For the benefit of all in attendance, please turn off all cellular phones and other communication devices while in the City Council Chambers.

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1. Call of the roll - Silent prayer and Pledge of Allegiance to the Flag - Proclamations

### **CONSENT AGENDA**

**Items 2 through 9D constitute a Consent Agenda. Items pass unanimously unless a separate roll call vote is requested by a Council Member.**

2. Reading of the City Council minutes of November 18, 2013
3. ANNUAL REPORT - Motion accepting and approving the Effective Fiscal and Public Policy Commission's Fiscal Year 2013 Annual Report.
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  - A. Airport Board of Trustees - September 24 and October 8, 2013
  - B. Board of Adjustment - November 12, 2013
  - C. Mayor's Youth Commission - October 28, 2013
  - D. Planning and Zoning Commission - October 22, 23 and November 12, 2013

- End of Consent Agenda -

## HEARINGS

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16. Ordinance repealing Chapter 3.12 of the Sioux City Municipal Code entitled "Eastland Urban Renewal Tax Increment District".

## **PRESENTATIONS**

17. Downtown Partners Quarterly Update.
18. MidAmerican Energy Electrical Transmission Line.
19. 2012-2015 Strategic Plan Progress Guide Quarterly Update.

## **20. CITIZEN CONCERNS**

## **21. COUNCIL CONCERNS**

## **22. ADJOURNMENT**

*City Council agendas are also available at [www.siuox-city.org](http://www.siuox-city.org).*

*The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 204, (712) 279-6259. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.*

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**MINUTES  
FROM CONSULTATION MEETING ON THE**

Amended and Restated Urban Renewal Plan for the Teton Urban Renewal Project Area,  
Amended and Restated Urban Renewal Plan for the Combined Central Business District Urban  
Renewal Project Area,  
Amended and Restated Urban Renewal Plan for the Donner Park Urban Renewal Project Area,  
Amended and Restated Urban Renewal Plan for the Combined Floyd River Urban Renewal  
Project Area Consultation Meeting  
October 24, 2013  
3:30 p.m.

**Present:**

Nicole Jensen, City Staff  
Jeff Hanson, City Staff  
Donna Forker, City Staff  
Jeff Hanson, City Staff  
Chris Madsen, City Staff  
Amber Hegarty – Sioux City School District  
John Pylelo – Woodbury County  
Denise Patterson – Sergeant Bluff School District  
Rod Earlywine – Sergeant Bluff School District

**Absent:**

**Teton Urban Renewal**

An overview of the Teton TIF was discussed. The proposed Amended and Restated Plan does not include any boundary extensions or financial projects, only modifying the end dates. The current ending date is 6/30/2017.

No comments or discussion was had regarding the Teton Amended and Restated Plan.

**Combined Central Business District Urban Renewal**

An overview of the Central Business District (CBD) TIF was discussed. The proposed Amended and Restated Plan does include adding the Tri-View Sub-Area for the proposed Bomgaars project. The boundary extension of the CBD-North Sub-Area includes currently vacant land that has development interest. No financial projects are included, though there will be when the CIP projects are added to the plan in compliance with State law.

No comments or discussion was had regarding the CBD Amended and Restated Plan.

**Donner Park Urban Renewal**

An overview of the Donner TIF was discussed. The proposed Amended and Restated Plan does not include any boundary extensions or financial projects, only modifying the end dates. The current ending date is 6/1/2015. No financial projects are included, though there will be when the CIP projects are added to the plan in compliance with State law.

A discussion was had with Sergeant Bluff School representatives regarding yearly reporting, valuations and release amounts, and recently implemented State Law regarding TIF districts. These comments were not in relation to the Amended and Restated Plan and there was no discussion regarding the Donner Park Amended and Restated Plan.

**Combined Floyd River Urban Renewal**

An overview of the Combined Floyd River TIF was discussed. The proposed Amended and Restated Plan does not include any boundary extensions. Two development projects were added to the plan, as State Law requires. The Amended and Restated Plan also modifies the ending dates. The current ending date is 7/1/2020.

No comments or discussion was had regarding the Combined Floyd River Amended and Restated Plan.

Meeting ended 4:02 p.m.

Respectfully submitted,

Chris Madsen  
Planner

**AMENDED AND RESTATED URBAN RENEWAL PLAN  
FOR THE "COMBINED FLOYD RIVER" URBAN RENEWAL AREA  
WHICH IS MADE UP OF  
FLOYD VALLEY SUB-AREA, HOEVEN DRIVE SUB-AREA,  
AND THE OUTER DRIVE SUB-AREA**

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A. NATURE OF THE AMENDMENT

1. Objectives.

This Amended and restated Urban Renewal Plan ("Plan") for the Combined Floyd River Urban Renewal Area ("Project Area") is intended to update, modify, and amend the current Urban Renewal Plan for the Project Area.

B. TAX INCREMENT DISTRICT

1. General Description of Tax Increment Financing

Designation of the existing Combined Floyd River Urban Renewal Area occurred on August 25, 2003. The taxable value within the Project Area was "frozen" at the January 1, 1987 level for the Floyd Valley Sub-Area and January 1, 2002 for the Hoeven Valley Sub-Area. When the value of property within the tax increment district increases due to new construction or revaluation, the difference between the "frozen" base value and new property value is referred to as the "increment."

After the City incurs debt to finance improvements within the district or otherwise participates in development projects, property taxes levied by all local jurisdictions (city, county, school district, technical college) against the "increment" are allocated to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to retire the debt. Any additional incremental taxes that are not obligated to funding improvements are returned to the usual taxing agencies. For example, if the City has incurred no project debt, property tax revenues from the entire increment go to each taxing jurisdiction.

The division of taxation authorized by Iowa Code Section 403.19 and the separation of incremental taxes as defined under Subsection 2 of that Section has been implemented in the existing Floyd Valley Urban Renewal Sub-Area and the Hoeven Valley Urban Renewal Sub-Area. For the purposes of this Plan, the Outer Drive Urban Renewal Sub-Area is not a part of the Tax Increment Financing designation.

2. Estimated Tax Increment Revenues

The use of tax increment revenues will obligate a portion of property tax revenues generated by new development or redevelopment within the Combined Floyd River Urban Renewal Area. Although the extent of improvements and new development within the Combined Floyd River Urban Renewal Area is only generally defined, it is anticipated that improvements will address various blighting and safety concerns as well as provide various amenities to attract commercial and/or industrial investments.

The amount and duration of tax increment collections for public facilities development and/or public improvements can only be estimated at this time; however, the specific use and amount of incremental funds used by the City for Urban Renewal activities will not exceed \$50,000,000 during the life of the Plan.

However, the actual amount may be higher or lower depending upon a number of factors such as the extent of development/redevelopment, resources required to help facilitate such development/redevelopment, and the tax levy rates applied by various taxing agencies.

Following adoption of this Plan, the City will be authorized to finance Urban Renewal activities from a number of sources. Sources may include the City of Sioux City, State of Iowa, County of Woodbury, the United States government, any public agency, property tax increment, interest income, City issued debt, or from any other available sources of financing which are legally available and do not conflict with the purpose of this Plan.

### **3. Extent of Tax Increment Bond Limitations**

In the event that bonded indebtedness is necessary to carryout the objectives of the Combined Floyd River Urban Renewal Plan, such bonded indebtedness would be expected to be used for a variety of Urban Renewal activities including the construction of public improvements and facilities, City participation in private development, and repayment of loans or advances for theses activities that are made from other sources such as the City's general fund. Section G of this Plan outlines the current and proposed project activities that are expected to use tax increment revenues to fund all or a portion of City costs. Such increment indebtedness used to fund project activities within the Combined Floyd River Urban Renewal Area, may be secured by tax increment revenues or paid from other sources and reimbursed from tax increment revenues. Total City indebtedness as of June 30, 2013 is \$124,875,000.

Article XI, Section 3 of the Constitution of the State of Iowa limits the amount of debt outstanding at any time of any county, municipality, or other political subdivision to no more than 5% of the value, as shown by the last certified state and county tax list, of all taxable property within such county, municipality or other political subdivision. Based upon the actual value for 2012 (total value, less agricultural value which is not taxed for debt service) on all taxable property in the City of Sioux City, the City is limited to \$192,769,882 of general obligation indebtedness.

### **4. Guidelines for the Use of Tax Increment Revenue**

The Combined Floyd River Urban Renewal Area represents a large geographic area that, over the life of this Urban Renewal Plan, will potentially generate significant tax increment revenue to implement urban renewal activities. The intent of this section is to provide some general guidelines for the collection, allocation, and use of tax increment revenue within the referenced Area.

- a. Tax increment revenues will be requested through an annual Debt Certification submitted to the County Auditor as provided by State Law. The annual tax increment request will be reviewed and authorized by the City Council for the amount necessary to fund qualified debt. Tax increment revenue not requested to fund qualified debt to the City will be paid by the County Auditor to taxing agencies (including the City) as provided for general property tax revenues.



- b. Tax increment received by the City will be placed within Sub-Area funds to be used primarily for activities within that Sub-Area. Tax increment funds may be used for projects anywhere within the Combined Floyd River Urban Renewal Area if the City Council finds it is necessary and appropriate in implementing the plan objectives.
- c. The City Council will review and reserve appropriate portion of tax increment revenue for public projects and infrastructure requirements, incentives and participation in revitalization and economic development projects, contingency for unexpected reductions in tax increment revenue due to reduced assessments or tax levies, and planning/administrative duties. The tax increment reservations will assist the City in identifying potential resources for individual projects and insure that adequate funding is provided for a wide range of activities.

C. BLIGHTED AREA/ECONOMIC DEVELOPMENT FINDINGS AND DESIGNATION

The Project Area is located in Census Tract # 1, Block Group #1 during the 2000 and 2010 Censuses. The area is shown to have a 12% poverty rate, with a median per capita income of \$15,714. The area is also has a 8% vacant housing rate, as well as a 7.7% vacant rental units.

Additionally, the need for downtown rehabilitation was a key component in "My Home, Our Neighborhood, Everybody's Hometown," the City's comprehensive plan that was adopted in 2005. The plan specifically states as a goal to continue to develop the Hoeven Valley as a prime development location in Sioux City and to identify areas for urban renewal designation.

This Plan reaffirms that one or more slum, blighted, or economic development areas exist within the community and the rehabilitation, conservation, redevelopment, development or a combination of such activities are necessary to protect the public health, safety and welfare.

D. PROJECT DESCRIPTION – Combined Floyd River

1. Boundaries of the Combined Floyd River Urban Renewal Project Area.

- a. The boundaries of the Combined Floyd River Urban Renewal Project area are shown on Map 1, Boundary and Parcel. A narrative description is as follows.

Beginning at the point of intersection of the south line of 38th Street, extended southeasterly, and the east line of Floyd Boulevard; thence southwesterly along the east line of Floyd Boulevard to the point of intersection with the easterly line of vacated Adams Street; thence southeasterly along the easterly line of vacated Adams Street to the point of intersection with the northerly line of the Illinois Central Railroad right-of-way; thence northeasterly along the northerly line of the railroad right-of-way to the point of intersection with the easterly line of U.S. Highway #75 Business Route, said also being Lewis Boulevard; thence southwesterly along the east line of Lewis Boulevard to a point of intersection with the north line of Smith's River Road; thence east along the north line of Smith's River Road to a point of intersection with the west line of Section 13, Township 89 North, Range 47 West of the 5<sup>th</sup> Principal Meridian, said point being in the northwest quarter of said Section 13; thence south along the west line of Section 13, to a point of intersection with the northwest corner of the southwest quarter of the northwest quarter of Section 13, Township 89 North, Range 47 West of the 5<sup>th</sup> Principal Meridian; thence east along the north line of the said Section 13

to the west line of the U.S. HWY 75; thence southerly along the said west line of U.S. HWY 75 to the south line of Outer Drive; thence westerly along the south line of Outer Drive to the south line of 28<sup>th</sup> Street; thence west along the south line of 28<sup>th</sup> Street to the east line of U.S. HWY 75 (Lewis Boulevard); thence south along the east line of Lewis Boulevard to a point of intersection with the west line of Section 23, Township 89 North, Range 47 West of the 5th Principal Meridian, said point of intersection being in the southwest quarter of the northwest quarter of said Section 23; thence north along the west line of Section 23 to the point of intersection with the center line of Lewis Boulevard; thence southerly along the center line of Lewis Boulevard to the point of intersection with the southerly line of Lot 8, Kendon Addition to Sioux City, extended northwest; thence southeasterly along the southerly line of Lot 8 to the southeast corner of Lot 8; thence south from the southeast corner of Lot 8 to the northeast corner of Lot 69; thence southwest along the westerly lines of Lots 68 and 69 to the point of intersection with the northerly line of Lot 13 extended southeast; thence northwest along the northerly line of said Lot 13 to the northwest corner of said Lot 13; thence southwest along the westerly line of Lot 13 to the southwest corner of Lot 13; thence southeast along the southerly line of Lot 13 to the southeast corner of Lot 13; thence south along the east line of the north/south alley abutting on the west line of Lots 64 through 67 and extended to the southeast corner of Lot 13; thence east along the north line of Lots 44 and 45 to the northwest corner of Lot 44; thence south along the west line of Lot 44 to the point of intersection with the center line of Nineteenth Street; thence west along the center line of Nineteenth Street to the point of intersection with the center line of Irene Street; thence south along the center line of Irene Street to the point of intersection with the north line of Lot 41 extended east; thence west along the north line of Lot 41 to the northwest corner of Lot 41; thence southwest along the northwest line of Lots 39 and 41; thence south along the east line of the north/south alley abutting Lots 35 through 38 and fourteen feet, four inches (14' 4") abutting Lot 39; and continuing south along the east line of the north/south alley abutting the west line of Lots 196 through 202 to the point of intersection with the center line of Seventeenth Street; thence west along the center line of Seventeenth Street to the point of intersection of the east line of the north/south alley abutting Lots 237 through 251; thence south along the east line of the north/south alley abutting Lots 237 through 251 to the northwest corner of Lot 236; thence west along a line extended westward from the northwest corner of Lot 236 to a point of intersection with the northeast corner of Lot 277; thence west along the north line of Lot 277, all aforesaid Lots being in the Kendon Addition to Sioux City, to the point of intersection with the center line of Pacific Street; thence south along the center line of Pacific Street to the point of intersection with the center line of Fourteenth Street; thence west along the center line of Fourteenth Street to the point of intersection with the center line of Dubuque Street; thence south along the center line of Dubuque Street to the point of intersection with the center line of Seventh Street; thence west along the center line of Seventh Street to the point of intersection with the center line of Lewis Boulevard; thence south along the center line of Lewis Boulevard to the

south line of Lot 13, Block 9, Chase's Addition, extended west; thence east along said extension and the south line of Lots 1 through 13, Block 9, Chase's Addition to the southeast corner of Lot 1; thence south from the southeast corner of Lot 1 along the east line of Lot 26, Block 9, Chase's Addition and the east line of Lot 17, Block 8, Chase's Addition extended south to the point of intersection with the center line of Fairmount Street; thence westerly along the center line of Fairmount Street to the point of intersection with the center line of Lewis Boulevard; thence southerly along the center line of Lewis Boulevard and South Lewis Boulevard to the point of intersection with the north line of Leech Avenue; thence east along said north line of Leech Avenue to a point 158 feet east of the east line of South Lewis Boulevard; thence south along a line 158 feet east of and parallel to the east line of South Lewis Boulevard to the south line of vacated Washington Avenue; thence west along said south line of Washington Avenue for a distance of 8 feet; thence south along a line 150 feet east of and parallel to the east line of South Lewis Boulevard to the north line of vacated Chicago Avenue; thence east along the north line of vacated Chicago Avenue to the west line of S. College Street; thence south along the west line of S. College Street to the north line of vacated Dodge Avenue; thence west along the said north line to a point 150 feet east of the east line of South Lewis Boulevard; thence south along a line 150 feet east of the east line of South Lewis Boulevard to the point of intersection with the south line of Block 48, C.B. Rustin & Co. Addition to Sioux City, Iowa; thence west along the south line of Block 48, and its extension west to the center line of South Lewis Boulevard; thence south along the center line of South Lewis Boulevard to the point of intersection with the center line of Cunningham Drive; thence west along the center line of Cunningham Drive to the point of intersection with the westerly line of the Burlington Northern, Inc. railroad right-of-way; thence southerly along said westerly line to the point of intersection with the northerly line of Interstate Highway 29; thence northwesterly along the northerly line of Interstate Highway 29 to the point of intersection with the westerly line of the Floyd River Channel; thence southwesterly along the westerly line of the Floyd River Channel to the northerly harbor line of the Missouri River; thence northwesterly along the northerly harbor line of the Missouri River to the point of intersection with the east line of vacated South Floyd Boulevard; thence north along the east line of vacated South Floyd Boulevard to the point of intersection with the southerly line of Interstate Highway 29; thence northwesterly along the southerly line of Interstate Highway 29 to the point of intersection with the center line of South Floyd Boulevard; thence northeasterly and north along the center line of South Floyd Boulevard to the point of intersection with the center line of Dace Avenue; thence east along the center line of Dace Avenue to the point of intersection with the westerly line of the Floyd River Channel; thence northeasterly along the westerly line of the Floyd River Channel to the point of intersection with the south line of Fourth Street, said westerly line of the Floyd River Channel being also the easterly line of Hoeven Drive; thence west along the south line of Fourth Street to the point of intersection with the west line of vacated Clark Street; thence north along the west line of vacated Clark Street to the point of intersection with the center line of Fifth Street extended east; thence west along the center line

of Fifth Street and the extension thereof to the point of intersection with the center line of Floyd Boulevard; thence northeasterly along the center line of Floyd Boulevard to the point of intersection with the center line of Chambers Street, extended south; thence south along said center line and its southerly extension, to the point of intersection with the east line of Floyd Boulevard; thence northeasterly along the east line of Floyd Boulevard to the point of beginning.

- b. Floyd Valley Urban Renewal Sub-Area Boundary Description, as referenced in City Council Resolution Number 86/T-4985 and revised in Resolution Number 88/T-6349.
- c. Hoeven Valley Urban Renewal Sub-Area Boundary Description, as referenced in City Council Resolution Number 2003-0777.
- d. Outer Drive Urban Renewal Sub-Area Boundary Description;

Beginning at the northwest corner of the southwest quarter of the northwest quarter of Section 13, Township 89 North, Range 47 West of the 5<sup>th</sup> Principal Meridian; thence east along the north line of the said Section 13 to the west line of the U.S. HWY 75; thence southerly along the said west line of U.S. HWY 75 to the south line of Outer Drive; thence westerly along the south line of Outer Drive to the south line of 28<sup>th</sup> Street; thence west along the south line of 28<sup>th</sup> Street to the east line of U.S. HWY 75 (Lewis Boulevard); thence north easterly along the east line of U.S. HWY 75 (Lewis Boulevard) to the centerline of 33<sup>rd</sup> Street; thence south easterly along the centerline of 33<sup>rd</sup> Street to the west line of Martha Street; thence southerly along the west line of Martha Street to a point of intersection with the north line of the southeast quarter of Section 14, Township 89 North, Range 47 West of the 5<sup>th</sup> Principal Meridian; thence east along the north line of the southeast quarter of said Section 14 to the west line Section 13, Township 89 North, Range 47; thence north along the west line of said Section 13 to the northwest corner of the southwest quarter of the northwest quarter of Section 13 and the point of beginning.

2. Statement of Development Objectives:

The Plan is intended to strengthen the economy, alleviate and prevent conditions of unemployment, stimulate the development of Sioux City by the encouragement and assistance to commercial and industrial enterprises within the Project Area and to encourage development activities consistent with the needs of the project area and the City as a whole. Since residential development in the area is an integral part of the economic 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 Combined Floyd River 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 through commercial development.
- 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. Improve the livability of the residential environment through development and expansion of parks, open space, and shopping areas.
- g. Provide for the orderly expansion of public and semi-public uses that necessarily reinforce the viability of the residential neighborhood.
- h. Encourage the use of good architectural and landscape design in the project area.
- i. To convey land and enter into development agreements for new development and the redevelopment of existing commercial buildings and land for commercial, residential, and mix-use purposes in order to encourage investment and strengthen the area economy.

3. Types of Proposed Renewal Actions.

Proposed renewal actions in the Combined Floyd River Urban Renewal Project Area may consist of a combination of the following activities:

- a. Acquisition.
- b. Demolition 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. Redevelopment and/or development of commercial facilities through the location or expansion of these enterprises within the project area.
- g. Vacation and dedication of public rights-of-way and easements.
- h. Construction or reconstruction of public improvements.

- i. Construction of a Consolidated Operations Facility.

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

## E. LAND USE PLAN

### 1. Proposed Land Use.

The proposed land uses for the Combined Floyd River Urban Renewal Project Area are commercial, industrial, public, and semi-public uses. The Floyd Valley Sub-Area land use was changed by Council action under Resolution No: 2002-000025 January 7, 2002. Land Use maps for the Amended Project Area are attached to this Plan.

### 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 Combined Floyd River 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.
- 5) Encourage patterns of development and the supporting infrastructure consistent with the General Plan of the community.

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 Combined Floyd River 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.

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.

Housing Maintenance Code, Chapter 20.05, 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.

- 2) General Controls

- a) Automatic Fire Extinguishing Systems

- i) All non-residential buildings or structures erected or moved within or into the Combined Floyd River Urban Renewal Project area shall be equipped throughout with an automatic fire extinguishing system complying with current building codes and as approved by the City. The City may waive or modify these requirements when there shall be a separate building or structure not greater than 300 square feet in area and its use is an accessory use to the principal permitted use of the structure on that property or property immediately adjacent



thereto.

- ii) Types of Construction. – Non-residential buildings or structures to be erected, constructed, moved within or into the Combined Floyd River Urban Renewal Project area shall be only of Type I, II, II-One-Hour, III-One-Hour, IV-H.T., or V construction and shall meet the requirements of the current Building Code unless otherwise approved by the City.

b) **Parking Lots:**

- i) Surface parking lots should be well maintained with all-weather paving surfaces such as bituminous or concrete paving. Use of dirt, gravel, cinder or other loose materials is prohibited.
- ii) Parking lots and approaches shall be lighted at night to provide traffic safety, security, convenience and comfort to the user. Illumination shall be uniform over the parking area at a minimum of 0.5 footcandle for an elevation of 3 feet 6 inches above grade. Spill light and glare on adjacent properties shall not be permitted.

**F. PROGRAM ACTIVITIES**

**1. Conservation and Rehabilitation**

**a. Method to be employed in achieving rehabilitation or conservation:**

- 1) A continuing and vigilant enforcement within the Combined Floyd River 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, each activity must 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.

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.

Housing Maintenance Code, Chapter 20.05, 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.

The following are additional standards or represent a clarification of items within the codes and ordinances indicated above:

- 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 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 with 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 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, national origin, creed, sexual orientation, gender identity or disability. 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, national origin, creed, sexual orientation, gender identity or disability 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 may be eligible for relocation payments under this act.

G. URBAN RENEWAL PROJECTS

1. Public Improvements

- a. The City is considering, as part of a Development Agreement with a private developer, the construction of new street and utility infrastructure within the Combined Floyd River Urban Renewal Plan Area, Hoeven Valley Sub-Area. Infrastructure improvements are proposed to support commercial and retail development within the Plan area.
- b. The City has designated the following improvement projects through its Capital Improvement Program Budget and subsequent amendments for Fiscal Year 2014: I-29 Yards Business Park Improvements, Lafayette Street South Development, and Yards Streetscaping Project.

Proposed amount of Capital Improvement Program indebtedness to be incurred - It is estimated that the cost of the proposed infrastructure and improvements as described above will be approximately as follows:

I-29 Yards Business Park Improvements \$226,000.00  
Lafayette Street South Development \$217,000.00  
Yards Streetscaping Project \$100,000.00

- c. The City is considering, as part of a Development Agreement with a private developer, to assist with utility infrastructure within the Combined Floyd River Urban Renewal Plan Area. Infrastructure improvements are proposed to support further development within the Plan area.
- d. The City is considering entering into a Development Agreement as set forth below in Section 2. Development Agreements sub (b) with a private developer for assistance with a development project. As per terms and conditions set forth in a Development Agreement, the developer will agree to construct an office and warehouse facility and other improvements, while the City may agree to assist with utility infrastructure or provide assistance in the form of property tax rebates. The maximum amount of assistance by the City for the utility improvements and tax rebates will not exceed \$140,000.

2. Development Agreements

- a. The City is considering entering into a Development Agreement with a restaurant franchise, through its wholly-owned property ownership subsidiary, for the sale of certain City-owned property in the Combined Floyd River Urban Renewal Plan Area, Hoeven Valley Sub-Area. As per terms and conditions set forth in a Development Agreement, the developer will agree to construct a restaurant and other improvements, while the City will agree to sell property and construct street and utility infrastructure to serve the development.
- b. The City is considering entering into a Development Agreement with a private developer for assistance with a development project. As per terms and conditions set forth in a Development Agreement, the developer will

agree to construct an office and warehouse facility and other improvements, while the City may agree to assist with utility infrastructure in the form of culvert improvements to serve the development. The City may also agree to provide assistance in the form of property tax rebates. The maximum amount of assistance by the City for the utility improvements and tax rebates will not exceed \$140,000.

- c. The City is considering entering into a Development Agreement with a private developer for assistance with a development project. As per terms and conditions set forth in a Development Agreement, the developer will agree to construct an office and warehouse facility and other improvements, while the City may agree to provide assistance to the project in the form of tax rebates. The City may also agree to provide up to ten acres of land. The maximum amount of assistance provided by the City in the form of tax rebates will not exceed \$300,000. The land that may be provided to the developer will not exceed ten acres or \$300,000 in value.

## H. OTHER PROVISIONS

### 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 vacations and dedications shall be accomplished by separate actions in accordance with state law and local ordinances.

### 3. Duration of Incremental Tax Division

The division of incremental taxes authorized by Section 403.19, Code of Iowa, shall continue for such period as shall be required to permit the City of Sioux City to be reimbursed in full for the principal of and interest on all loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9 of the Code of Iowa and Section 403.12 of the Code of Iowa incurred by the City of Sioux City, Iowa, to finance or refinance in whole or in part the Combined Floyd River Urban Renewal Plan and projects undertaken pursuant thereto. The Urban Renewal Plan shall be terminated only 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, and only at such time as no bonds or other obligation which, by their terms, are payable from incremental taxes with respect to the Urban Renewal Project, whether separately or combined, remain outstanding.

4. Applicability of Plan Controls

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

Properties within the conservation section of the Combined Floyd River 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:

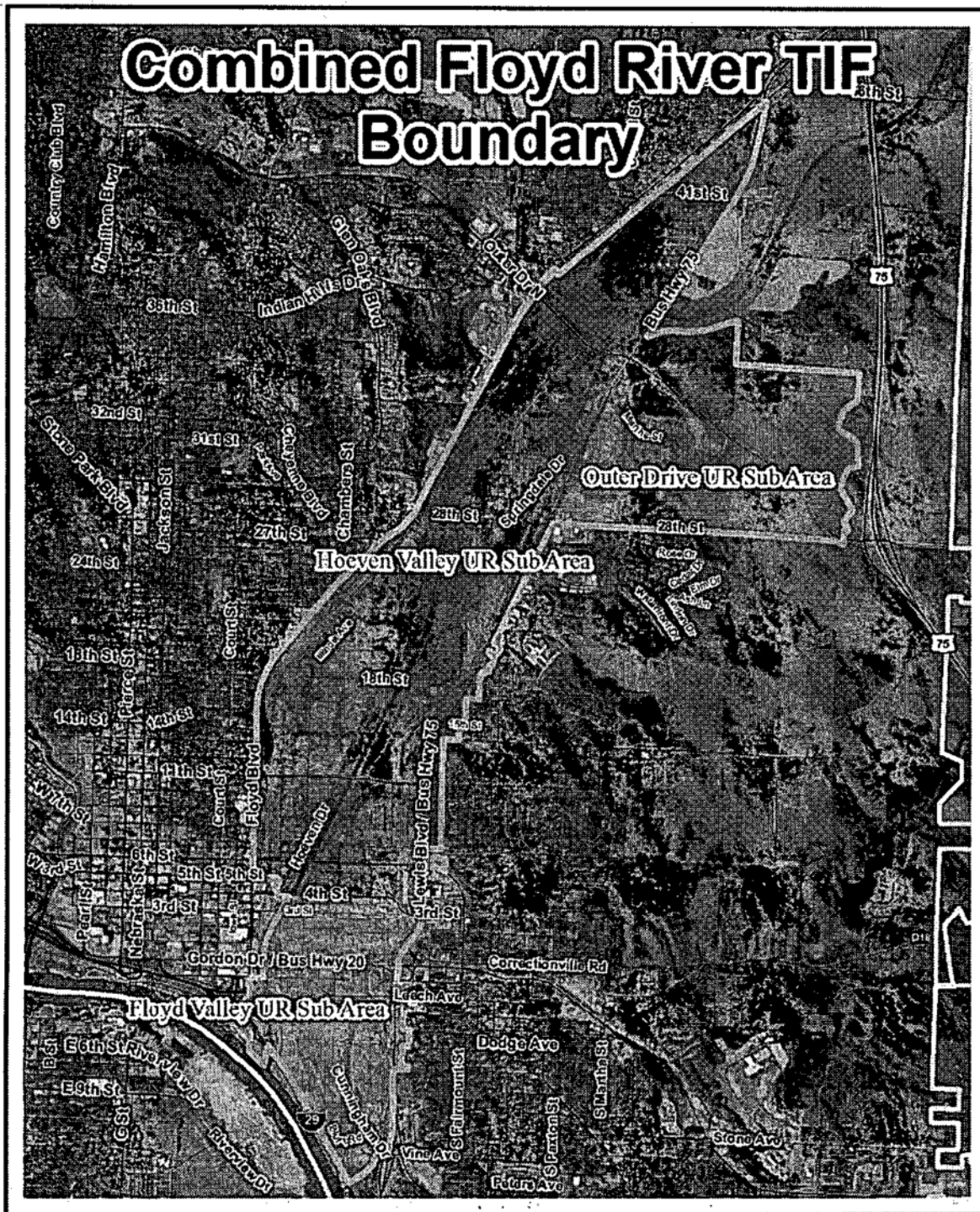
- a. By enforcement and application of the laws and regulations of the City of Sioux City and the State of Iowa.
- b. By separate written agreements.
- c. By the exercise of the power of Eminent Domain.

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 changed the approved Urban Renewal Plan will be subject to the same requirements and procedures by which this Plan was originally approved.



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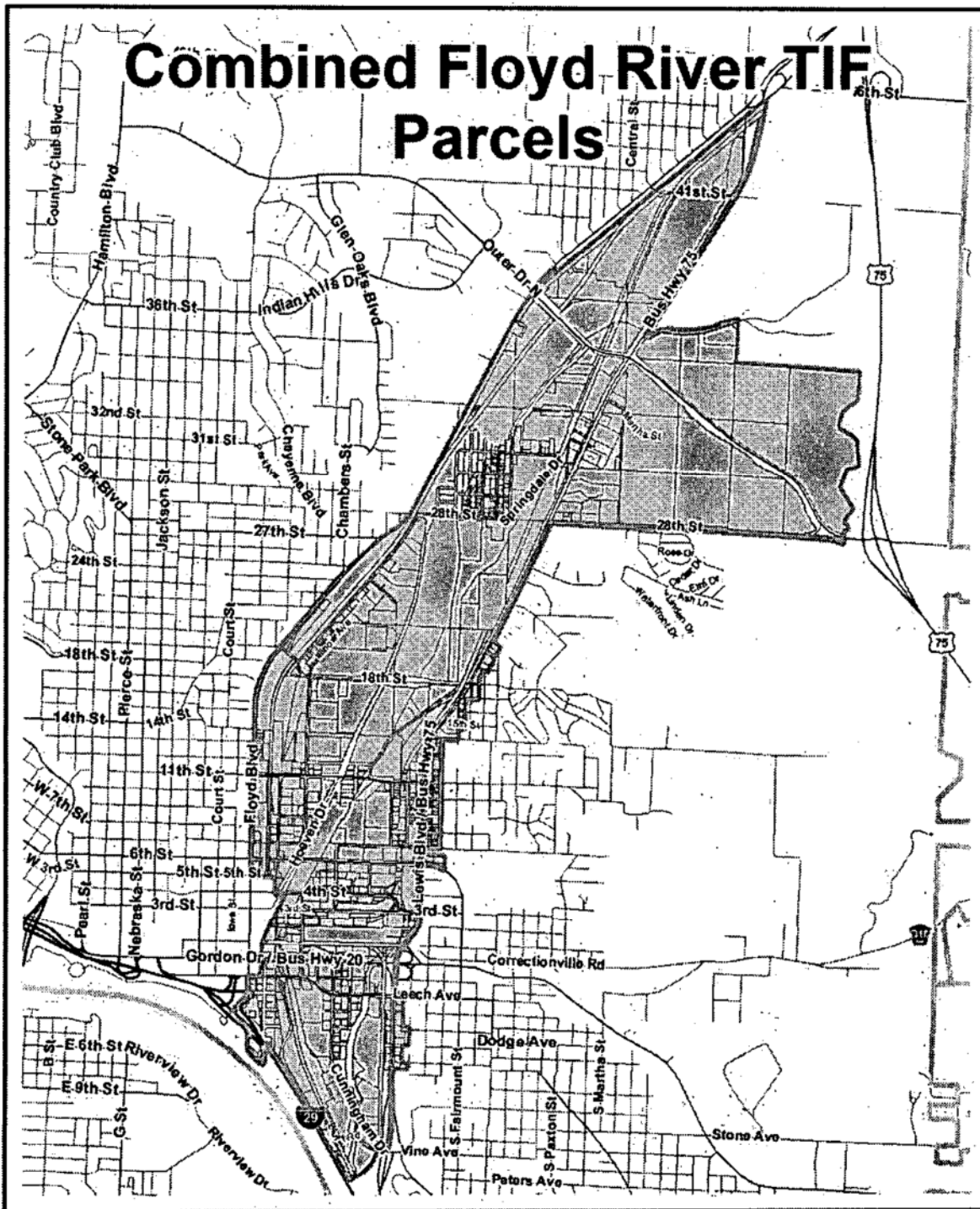
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**COMBINED FLOYD RIVER URBAN RENEWAL PROJECT AREA**





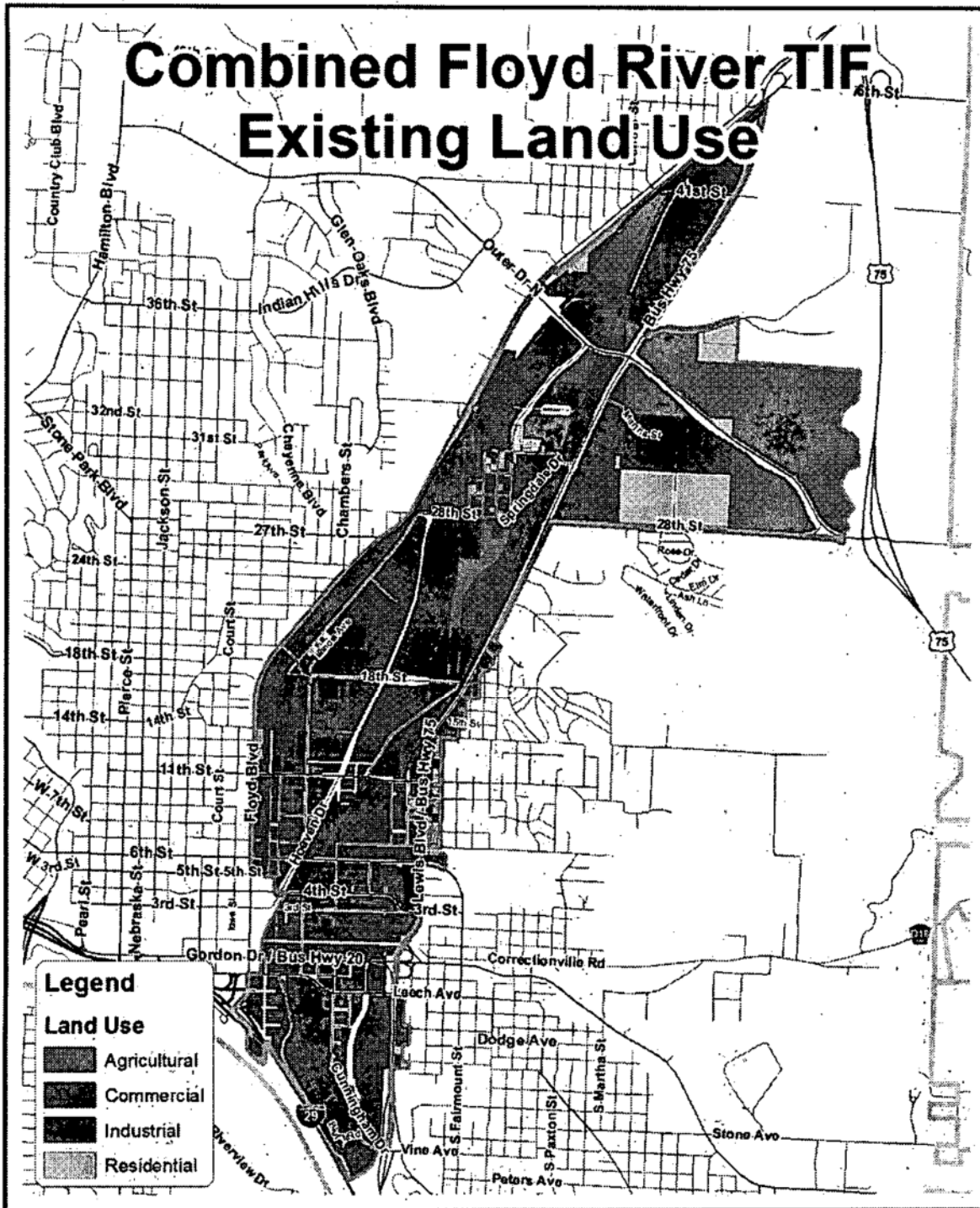
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PACEL MAP



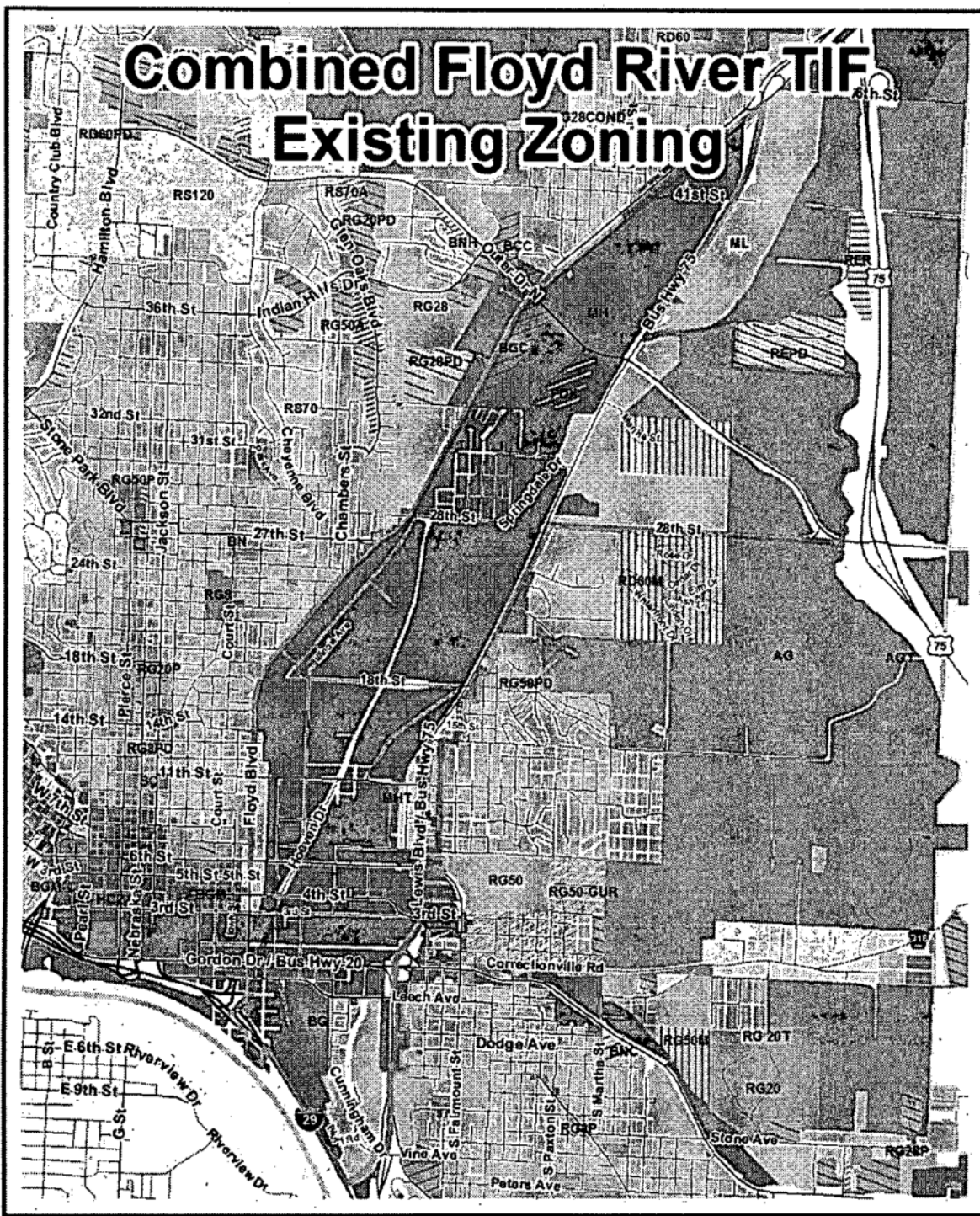
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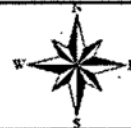
**EXISTING LAND USE**



**SIOUX  
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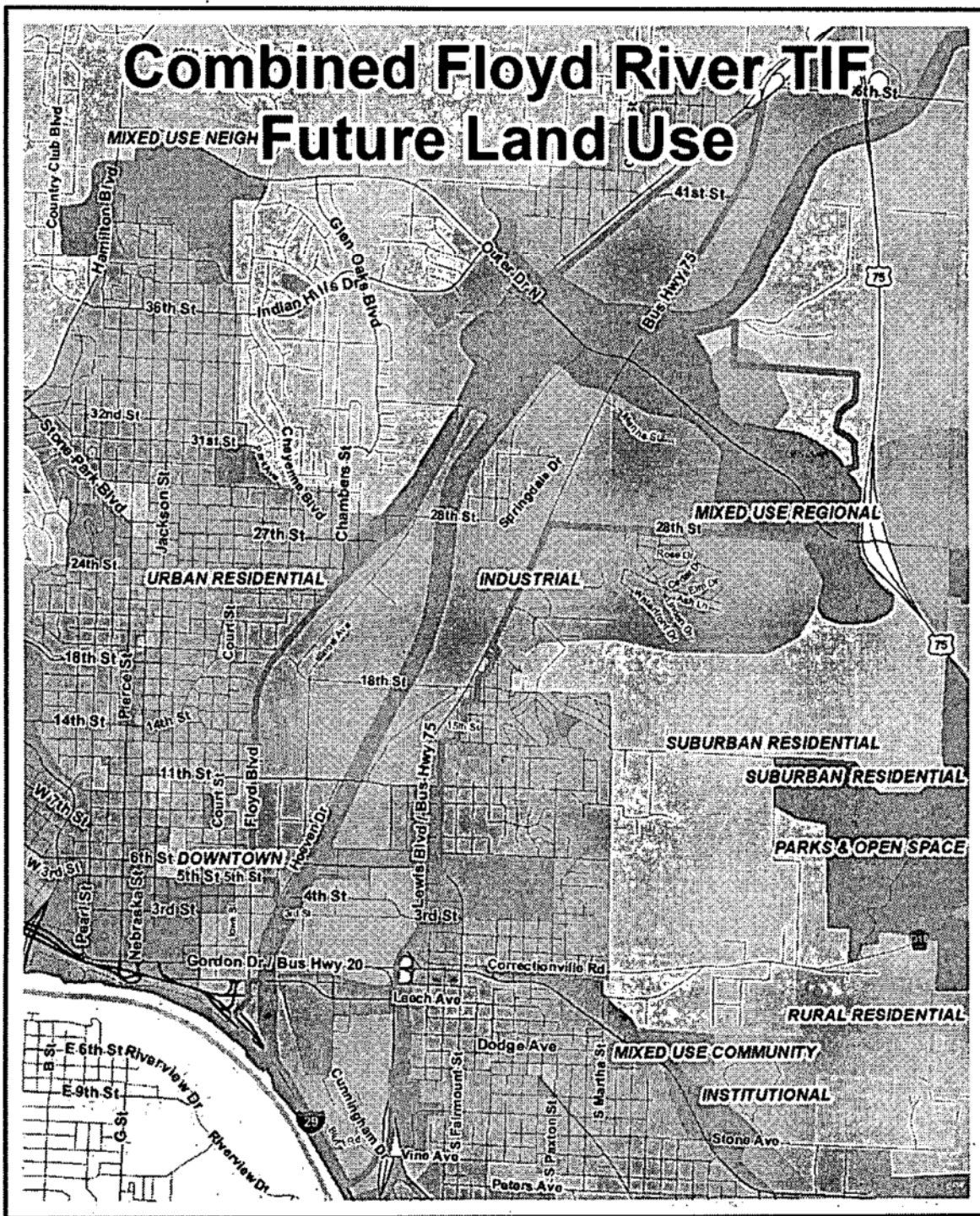
City of Sioux City Planning Division

On January 1, 1964, the following information was received from the Bureau of the Census:



## EXISTING ZONING





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**FUTURE LAND USE**