

URBAN REVITALIZATION PLAN
CITY OF FORT DODGE, IOWA
2013 CONSOLIDATED FORT DODGE URBAN REVITALIZATION AREA
ADOPTED MAY 6, 2013

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following definitions:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;

“An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing”; and

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the 2013 Consolidated Fort Dodge Urban Revitalization Area (the “Revitalization Area”), and the legal description of real property to be included within the Revitalization Area is as follows:

All real property situated within the incorporated municipal limits of the City of Fort Dodge, Iowa, as of February 1, 2013.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. a portion of the property situated in the Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use;

2. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa;

3. The Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing;

4. The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for residential, commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing residential, commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for residential, commercial and industrial purposes, and new and expanded residential, commercial and industrial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new residential, commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS

Residential Improvements

1. New Construction: The construction of new residential facilities (“New Residential Improvements”) in the Revitalization Area. The exemption for New Residential Improvements is set forth in Section G.1 of this plan. The exemption schedule for New Residential Improvements is only available for applications submitted by February 1, 2015.

2. Improvements to Existing Property: The rehabilitation of and additions to existing residential facilities (“Existing Residential Improvements”) in the Revitalization Area. The exemption schedule for Existing Residential Improvements is set forth in Section G.1 of this plan.

3. Blighted Property Subdistrict:

a. The construction of new residential facilities (“New Blighted Residential Improvements”), to the extent that such facilities are situated on some portion of the following legally described property (the “Blighted Property Subdistrict”) in the Revitalization Area:

Blighted Property Subdistrict

That part of the City of Fort Dodge commencing at the NE corner of Lot 17 of Rabiner’s Subdivision of the E ½ of the SE ¼ of the SW ¼ of Section 13-89-29; thence westerly along the northern line of said Subdivision to the NW corner of Lot 13 of the Starlite Quarter Taxation Plat; thence southerly along the western border of said Plat (also the City’s western boundary) to the southern corner of Lot 11 of said Plat; thence south to the southern line of Section 13-89-29 (also the northern line of Section 24-89-29); thence southeasterly to the NW corner of Lot 12 of Junction-169 & 7 Auditor’s Plat; thence southeasterly along the western lot lines of Lot 12 and 13 of said Plat to the SW corner of Lot 13 of said Plat; thence easterly along the southern lot line of said Lot 13 to a point 77.64 feet from the SW corner of said Lot 13; thence southeasterly along the City’s western boundary in Section 24-89-29 to the intersection of said City Boundary and the Ordinary High Water Level of north side of the Lizard Creek; thence easterly along the Ordinary High Water Level of the north side of Lizard Creek to the intersection of the Ordinary

at a point 190.08 feet east of the western border of said Section; thence northeasterly along the southern right-of-way line of the Union Pacific Railroad to a point 33 feet south of the northern border of said Section; thence east to the east line of said Section at a point 62.30 feet north of the NW corner of Auditor's Subdivision of the N 684' of the W 363' of the NE ¼ of the NE ¼ of Section 31-89-28; thence southerly to the SW corner of said Subdivision; thence easterly to the SE corner of said Subdivision; thence northerly to the NE corner of said Subdivision; thence easterly to the eastern line of said Section, the point of beginning.

TOGETHER WITH:

That part of the City of Fort Dodge commencing at the NE corner of Lot 1 of the Junction 169 & 20 Addition of County Auditor's Taxation Plat of the NW ¼ of the NW ¼ of Section 31-89-28; thence southwesterly along the border of said Addition (also the northern right-of-way line of the Union Pacific Railroad) to the SW corner of Pt. 4 of said Addition; thence northerly to the NW corner of Lot 8 of said Addition; thence easterly to the NE corner of Lot 5 of said Addition; thence northeasterly to the SW corner of Lot 8 of College Addition in Section 30-89-28; thence easterly 29.60 feet along the southern border of said Section; thence south to the northern border of Pt.4 of the Junction 169 & 20 Addition of County Auditor's Taxation Plat of the NW ¼ of the NW ¼ of Section 31-89-28; thence northeasterly along the northern lot lines of Pt. 4, Lot 3, and Lot 2 to the northern border of Section 31-39-28; thence easterly to the NE corner of Lot 1 of said Addition, the point of beginning.

TOGETHER WITH:

That part of the City of Fort Dodge commencing at the NW corner of Lot 1 of Brown's Subdivision in Section 19-89-28; thence southerly along the Ordinary High Water Level of the northern side of the Des Moines River in said Section to the southern border of the City limits of the City of Fort Dodge, Webster County, Iowa, in Section 32-89-28; thence easterly following the City's southern border to a point 538.90 feet west of the eastern border of Section 27-89-28; thence east 288.73 feet; thence south to the City's southern border (also 249.22 feet west of the SE corner of Section 27-89-28); thence east to the SE corner of said Section; thence northerly following the City's eastern border to the NE corner of the NE ¼ of the NW ¼ of Section 26-89-28; thence westerly along the northern border of said Section to the NW corner of said Section; thence northerly along the eastern border of Section 22-89-28 to the NE corner of the NE ¼ of the SE ¼ of said Section; thence westerly along the northern border of the NE ¼ of the SE ¼ of said Section; thence southerly along the eastern border of the NE ¼ of the SE ¼ of said Section to the southern border of said Section; thence westerly along the southern border of said Section to the SE corner of Lot 9 of County Auditor's Subdivision of the NW ¼ of the SW ¼, NE ¼ of the SW ¼, SE ¼ of the SW ¼ and the SW ¼ of the SW ¼ in Section 21-89-28; thence northerly to the NE corner of Lot 5 of said Subdivision; thence westerly 184.53 feet along the northern border of said Lot 5; thence south 261.83 feet; thence west 145.01 feet to the western border of Lot 7 of said Subdivision; thence south 113.06 feet; thence west 260.46 feet; thence north to the northern border of Lot 4 of said Subdivision; thence west to the NW corner of Lot 4 of said Subdivision; thence northerly along the eastern right-of-way line of the Union Pacific Railroad to the northern corner of Lot 2 of Fullerton's Addition; thence westerly to the SW corner of Lot 1 of Franny's Addition; thence west to the western border of Section 21-89-28; thence southerly to the NE corner of the County Auditor's Subdivision of the NW ¼ of the SW ¼, NE ¼ of the SW ¼, SE ¼ of the SW ¼ and the SW ¼ of the SW ¼ in Section 21-89-28; thence westerly along the

northern border of Morrison & Duncombe Addition in Section 20-89-28 to the NW corner of said Addition; thence southerly 134.79 feet along the western border of said Addition; thence northerly along the centerline of N 12th Street to the intersection with the centerline of 7th Avenue North; thence westerly along the centerline of said 7th Avenue North to the intersection of the centerline of N 9th Street; thence north along the centerline of said N 9th Street to a point 35 feet east of the NE corner of Lot 1 of Schleichhardt's Subdivision; thence westerly to the NW corner of Lot 3 of said Subdivision; thence southerly to the SW corner of Lot 4 of said Subdivision; thence westerly to the NW corner of Mitchell's Subdivision, thence westerly to the NW corner of Lot 1 of Baehring's Subdivision; thence southerly to the SW corner of said Lot 1; thence westerly to the SW corner of Lot 7 of said Subdivision; thence southerly to the SE corner of Block 11 of Round Prairie Addition; thence westerly to the SW corner of Lot 6 of said Addition; thence southerly to the SE corner of Lot 12, Block 15 of said Addition; thence westerly to the SW corner of Lot 8 of said Block 15; thence southerly to the SE corner of Lot 14 of said Block 15; thence westerly to the SE corner of Lot 5 of said Block; thence southerly to the NE corner of Lot 1 of Block 16 of said Addition; thence southerly to the SE corner of Lot 7 of said Block 16; thence easterly to the NE corner of Town Company's Addition to the N 47 ½' W 175' of Block 141; thence 468.67 feet south; thence westerly to the SE corner of Mary A. Crawford's Subdivision; thence westerly to the eastern corner of Lot 11, Block 140 of Tierney's Subdivision; thence southwestward along the southern border of Lots 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 of said Subdivision to the NW corner of Lot 1 of said Subdivision; thence westerly to the NW corner of Lot 15 of said Subdivision; thence northerly to the SW corner of the N164' of the S½ & W Pt of the S183' of the N349' of Block 139 of Town Company's Addition; thence easterly along the southern border of said parcel; thence northerly along the eastern border of said parcel; thence easterly to the SW corner of Lot 16 of Fritz's Subdivision; thence northerly to the NW corner of Lot 18 of said Subdivision; thence westerly along the south line of 5th Avenue North to the point of intersection with the centerline of Hawkeye Avenue extended to the south; thence northwestward along the centerline of said Hawkeye Avenue to the intersection with the centerline of 7th Avenue North; thence north to the SW corner of Lot 5 Woodview 1st Addition to the City of Fort Dodge; thence N 08° 49' 12" E, 633.22 feet; thence N 81° 11' 45" W, 223.23 feet, to a point on the easterly line of said Loomis Park Drive said point being 137.19 feet southwestward of said Lot 11, Block 8, Round Prairie Addition; thence westerly to a point in Block 154 of Town Company's Addition to the City of Fort Dodge, and being 33 feet westerly at a 90 degree angle to the easterly right of way of Loomis Park Drive from a point being 137.19 feet southwestward from the southwestward corner of Lot 11, Block 8, Round Prairie Addition to the City of Fort Dodge; thence southwestward along the centerline of said Loomis Park Drive to the intersection with the centerline of Hawkeye Avenue; thence northwestward along the centerline of said Hawkeye Avenue to the intersection with the easterly back of the Des Moines River; thence southerly along the bank of said Des Moines River to the NW corner of Lot 1 of Brown's Subdivision to the City of Fort Dodge, the point of beginning.

The exemption for these improvements in the Blighted Property Subdistrict is set forth in Section G.2. The exemption schedule for New Blighted Residential Improvements is only available for applications submitted by February 1, 2015.

b. The construction of improvements and additions to existing residential facilities, to the extent that such facilities are situated in the Blighted Property Subdistrict in the

Revitalization Area. The exemption for these improvements in the Blighted Property Subdistrict is set forth in Section G.3.

Commercial Improvements

1. *Blighted Commercial Property Subdistrict.*

a. General Subdistrict. The construction of new commercial facilities and the rehabilitation of and additions to existing commercial facilities to the extent that such facilities are situated on some portion of the following legally described property (the “Blighted Commercial Property Subdistrict”) in the Revitalization Area:

Blighted Commercial Property Subdistrict

Commencing at the intersection of the centerline of South 21st Street and 5th Avenue South; thence west along the centerline of 5th Avenue South to the intersection with the centerline of South 12th Street; thence southwesterly along the centerline of Kenyon Road (5th Avenue South) to the intersection with the centerline of the original platted 11th Avenue Southwest of the Town Company’s Addition to the City of Fort Dodge; thence southeasterly along the centerline of said 11th Avenue Southwest to the intersection with the northwesterly right of way of the Union Pacific Railroad; thence southwesterly along said right of way to the intersection with the easterly bank of the Des Moines River; thence northerly along the easterly bank of said Des Moines River to the intersection with the centerline of Hawkeye Avenue; thence southerly along the centerline of said Hawkeye Avenue to the intersection with the centerline of Loomis Park Drive; thence northeasterly along the centerline of said Loomis Park Drive to a point in Block 154 of Town Company’s Addition to the City of Fort Dodge, and being 33 feet westerly at a 90 degree angle to the easterly right of way of said Loomis Park Drive from a point being 137.19 feet southwesterly from the southwesterly corner of Lot 11, Block 8, Round Prairie Addition to the City of Fort Dodge; thence easterly to a point on the easterly line of said Loomis Park Drive said point being 137.19 feet southwesterly of said of Lot 11, Block 8, Round Prairie Addition; thence S 81° 11’ 45” E, 223.23 feet; thence S 08° 49’ 12” W, 663.22 feet to the NE corner of Lot 5 of Woodview 1st Addition to the City of Fort Dodge; thence westerly to the NW corner of said Lot 5; thence southerly to the SW corner of said Lot 5; thence southerly to the intersection of the centerline of 7th Avenue North and the centerline of Hawkeye Avenue; thence southeasterly along the centerline of said Hawkeye Avenue extended to the southerly right of way of 5th Avenue North; thence westerly along the southerly right of way of 5th Avenue North extended to the westerly right of way of the Canadian National Railroad; thence southerly along the said right of way to the intersection with the centerline of the now vacated Minneapolis and St. Louis Railroad; thence northerly along said centerline to a point of intersection with the north line of Lot 2, Block 8 of Mitchell’s Subdivision to the City of Fort Dodge, Iowa; thence east to the NW corner of Lot 5, Block 1 of said Mitchell’s Subdivision; thence north to the NW corner of Lot 3 of Schleichardt’s Subdivision to the City of Fort Dodge, Iowa; thence east along the north line of said Schleichardt’s Subdivision extended east to the centerline of North 9th Street; thence southerly along said centerline to the intersection with the centerline of North 9th Street and the centerline of 7th Avenue North; thence easterly along the centerline of said 7th Avenue North to the intersection with the centerline of North 12th Street; thence southerly along the centerline of North 12th Street to the intersection with the centerline of 2nd Avenue North; thence south along

the centerline of North 12th Street to the intersection with the north line of Lot 8 of Howe's Subdivision to the City of Fort Dodge, Iowa extended west; thence east to the NE corner of Lot 9 of said Howe's Subdivision; thence south along the east line of said Lot 9, extended to the centerline of 1st Avenue North; thence east along the centerline of said 1st Avenue North to the intersection with the centerline of North 21st Street; thence south along the centerline of North 21st Street and South 21st Street to the point of beginning.

The exemption for the construction of these improvements in the Blighted Commercial Property Subdistrict is set forth in Section G.3 of this plan.

b. **New Commercial Apartment Buildings.** The construction of new commercial apartment buildings (the "Blighted Commercial Apartment Building Improvements") to the extent that such facilities are situated in the Blighted Property Subdistrict. The exemption for the construction of Blighted Commercial Apartment Building Improvements is set forth in Section G.2 of this plan. The exemption schedule for Blighted Commercial Apartment Building Improvements is only available for applications submitted by February 1, 2015.

c. **Downtown Core Subdistrict** To the extent that the commercial facilities to be constructed or improved are situated on the following subset of the Blighted Commercial Property Subdistrict (the "Downtown Core Subdistrict"):

Downtown Core Subdistrict

Commencing at the intersection of the centerline of North 12th Street and the centerline of 2nd Avenue North; thence south along the centerline of North 12th Street to the intersection with the north line of Lot 8 of Howe's Subdivision to the City of Fort Dodge, Iowa extended west; thence east to the NE corner of Lot 9 of said Howe's Subdivision; thence south along the east line of said Lot 9, extended to the centerline of 1st Avenue North; thence east along the centerline of said 1st Avenue North to the intersection with the centerline of North 13th Street; thence south along the centerline of North 13th Street to a point 10 feet south and 32.5 feet west of the NW corner of Lot 4, Block 9 of Morrison and Duncombe's Addition to the City of Fort Dodge, Iowa; thence east to a point on the centerline of North 15th Street, said point being 35 feet east of the NE corner of Lot 16 of Struble & Helen's Subdivision to the City of Fort Dodge, Iowa; thence south along the centerline of North 15th Street and South 15th Street to a point 35 feet east of the SE corner of Lot 10, Block 4 of Morrison and Duncombe's Addition to the City of Fort Dodge, Iowa; thence west to a point 14 feet north of Lot 5, Block 11 of said Morrison and Duncombe's Addition; thence south along the east line of said Lot 5, extended to the centerline of 2nd Avenue South; thence west along the centerline of said 2nd Avenue South to a point 100 feet west of the NE corner of Lot 3, Block 17 of said Morrison and Duncombe's Addition; thence south to a point 100 feet west and 52.65 feet south of the NE corner of said Lot 3; thence east to a point 52.65 feet south of the Ne corner of said Lot 3; thence south to the SE corner of Lot 13, Block 16 of said Morrison and Duncombe's Addition; thence west to the SW corner of said Lot 13; thence north to the NW corner of said Lot 13; thence west to centerline of South 12th Street, being 33 feet west of the NW corner of Lot 16 of said Block 16; thence north to the intersection with centerline of South 12th Street and the centerline of 3rd Avenue South; thence east along the

centerline of said 3rd Avenue South to a point 35 feet south and 114 feet east of the SW corner of Lot 4, Block 17 of Morrison and Duncombe's Addition; thence north to a point 114 feet east and 76 feet north of the SW corner of said Lot 4; thence west to the centerline of South 12th Street, said point being 33 feet west and 76 feet north of the SW corner of said Lot 4; thence north along the centerline of said South 12th Street to the intersection with the centerline of the west leg of 2nd Avenue South; thence westerly along the centerline of said 2nd Avenue South to a point 35 feet southerly of the SW corner of Lot 6, Block 5, East Fort Dodge Addition, to the City of Fort Dodge, Iowa; thence westerly to the NE corner of Lot 10 of said Block 5; thence southerly along the east line of said Lot 10, extended to the centerline of 2nd Avenue South; thence westerly along the centerline of said 2nd Avenue South to the intersection with the centerline of South 9th Street; thence south along the centerline of South 9th Street to a point 35 feet easterly of the SE corner of Lot 1, Block 2 of said East Fort Dodge Addition; thence westerly to a point on the south line of Lot 3 of said Block 2, being 30 feet westerly of the SE corner of said Lot 3; thence southerly to the centerline of 3rd Avenue South being 35 feet southerly and 30 feet westerly of the SE corner of Lot 8 of said Block 2; thence westerly along the centerline of said 3rd Avenue South to a point 20 feet easterly and 35 feet northerly of the NW corner of Lot 4, Block 38 of said East Fort Dodge Addition; thence southerly to a point on the north line of Lot 9 of said Block 38, being 40 feet westerly of the NE corner of said Lot 9; thence easterly along the north line of said Lot 9, extended to a point 30 feet easterly of the NE corner of said Lot 9; thence southerly to a point on the centerline of 4th Avenue South being 30 feet easterly of the east line of Lot 9 extended southerly; thence westerly along the centerline of 4th Avenue South to the intersection with the centerline of South 8th Street; thence southerly along the centerline of said South 8th Street to the intersection with the centerline of Kenyon Road; thence southwest 200 feet along the centerline of said Kenyon Road to a point; thence northwesterly to a point on the centerline of South 7th Street, being 35 feet west and 15 feet south of the SW corner of Lot 11 of the Auditors Plat of Lots 1-13 of the NW 1/4 NW 1/4 of Section 29, Township 89 North, Range 28 West of the 5th P.M.; thence northerly along the centerline of South 7th Street to a point 35 feet westerly of the SW corner of Lot 6 of said Auditors Plat of Lots 1-13; thence easterly to the SE corner of said Lot 6 thence northerly to a point on the centerline of 3rd Avenue South, and being 35 feet northerly of the NE Corner of Lot 10, Block 37 of East Fort Dodge Addition to the city of Fort Dodge, Iowa; thence westerly along the centerline of said 3rd Avenue South to the intersection with the centerline of South 6th Street; thence northerly along the centerline of said South 6th Street to a point 35 feet easterly of the SE corner of Lot 1, Block 27 of the Original Town Addition of the City of Fort Dodge, Iowa; thence westerly to a point on the centerline of South 3rd Street being 35 feet westerly of the SW corner of Lot 5, Block 29 of said Original Town Addition; thence northerly along the centerline of said South 3rd Street to a point 35 feet easterly and 70 feet southerly from the NE corner of Lot 10, Block 19 of said Original Town Addition; thence westerly to a point on the west line of Lot 8 of said Block 19, and being 70 feet southerly from the NW corner of said Lot 8; thence northerly to the SW corner of Lot 3 of said Block 19; thence westerly to the SE corner of Lot 1, Block 45 of Town Company's Addition to the city of Fort Dodge, Iowa; thence southerly to the south corner of Lot 3 of said Block 45; thence southeasterly to the SW corner of Lot 6, Block 19 of the said Original Town Addition; thence southwest 200 feet to the NW corner of Lot 1, Block 33 of said Town Company's Addition; thence southwest 200 feet to a point on the westerly line of Lot 1, Block 67 of said Town Company's Addition, being 65 feet southwest 200 feet from the NW corner of said Lot 1; thence southeasterly to a point on the southeasterly line of said Lot 1 and being 65 feet so southwest 200 feet from the NE

corner of said Lot 1; thence southwesterly to the NE corner of Lot 10 of said Block 67 said point being on the south line of Section 19, Township 89 North, Range 28 West of the 5th P.M.; thence west along the south line of said Section 19 to the east bank of the Des Moines River; thence northerly along the east bank of the Des Moines River to the NW corner of Lot 10 of an Auditors Replat of Blocks 200 and 201 of Town Company's Addition to the city of Fort Dodge, Iowa; thence northeasterly to the northern most point of Lot 8 of said Auditors Replat of Blocks 200 and 201; thence southeasterly 65 feet to a northeastern corner of said Lot 8; thence easterly 50 feet to the centerline of North 1st Street, point being 30 feet easterly of the NE corner of said Lot 8; thence northerly along the centerline of North 1st Street and transition into the centerline of East Riverside Drive to a point 50 feet south of Lot 5 of said Auditors Replat of Blocks 200 and 201; thence east and parallel with the north line of said Lot 5 to the southwesterly right of way of the Canadian National Railroad; thence southerly along said right of way to the intersection with the northerly right of way of Central Avenue; thence easterly along said Central Avenue to the intersection with the northwesterly right of way of said Canadian National Railroad; thence northerly along said right of way to the NW corner of Lot 6, Block 31 of Original Town of the city of Fort Dodge, Iowa; thence easterly to a point on the north line of Lot 7 of said Block 31, said point being 30 feet easterly of the NW corner of said Lot 7; thence on a curve concave southeasterly, whose radius is 500 feet to a point of the north line of Lot 3 of said Block 31, said point being 30 feet westerly from the NE corner of said Lot 3; thence easterly along the north line of said Block 31 to a point 25 feet easterly from the NE corner of said Block 31 and on the north line of said Block 31 extended to the east; thence northerly perpendicular to the north line of said Block 31 to the centerline of 1st Avenue North; thence east to the intersection with the centerline of North 3rd Street; thence northerly along the centerline of said North Street to a point 35 feet southwesterly from the NW corner of Lot 5, Block 5 of said Original Town of the city of Fort Dodge, Iowa; thence easterly to the NE corner of Lot 3, Block 4 of said Original Town; thence northerly along the westerly line of Lot 2 of Haskell's Subdivision to the city of Fort Dodge, Iowa 50 feet; thence easterly to a point on the easterly line of said Lot 2, said point being 50 feet northerly of the SE corner of said Lot 2; thence southerly to the SE corner of said Lot 2; thence easterly along the south line of said Haskell's Subdivision to the intersection with the centerline of North 5th Street; thence southerly along said centerline to a point 35 feet southwesterly from the NW corner of Lot 6, Block 3, of said Original Town of the city of Fort Dodge, Iowa; thence easterly to the NW corner of Lot 5, Block 2 of said Original Town; thence northerly 230 feet along the westerly line of Block 137 of Town Company's Addition to the city of Fort Dodge, Iowa; thence easterly 140 feet and parallel with the southerly line of said Block 137; thence northerly 8.25 feet and parallel with the westerly line of said Block 137; thence easterly 45 feet and parallel with the southerly line of said Block 137 to the easterly line of said Block 137; thence southerly to the SE corner of said Block 137; thence easterly to a point 40 feet easterly of the NW corner of Lot 3, and on the north line of said Lot 3 of Block 17 of East Fort Dodge Addition to the city of Fort Dodge, Iowa; thence northerly to the NW corner of Lot 3, Block 23 of said East Fort Dodge Addition, thence easterly along the north line extended of said Lot 3 to the intersection with the centerline of North 9th Street; thence southerly to the intersection with the centerline of 2nd Avenue North; thence easterly to the intersection with the centerline of North 12th Street, being the point of beginning.

then such construction and/or improvements must also comply with the Fort Dodge Downtown Design Guidelines which are attached hereto as Exhibit C in order to be eligible for the exemption provided in this subsection. The exemption for these improvements in the Downtown Core Subdistrict is set forth in Section G.3 of this plan.

2. *New Commercial Apartment Buildings:* The construction of new commercial apartment buildings in the Revitalization Area (the “New Commercial Apartment Building Improvements”). The exemption for the New Commercial Apartment Building Improvements is set forth in Section G.3 of this plan. The exemption schedule for New Commercial Apartment Building Improvements is only available for applications submitted by February 1, 2015.

3. *Improvements to Existing Commercial Apartment Buildings:* The rehabilitation of and additions to existing commercial apartment buildings (the “Existing Commercial Apartment Building Improvements”) in the Revitalization Area. The exemption for Existing Commercial Apartment Building Improvements is set forth in Section G.3 of this plan.

Industrial Improvements

1. *New Construction* The new construction of industrial real estate, research-service facilities, warehouses, distribution centers and the acquisition of or improvement to machinery and equipment assessed as real estate pursuant to section 427A.1(1)(e) of the Code of Iowa (the “New Industrial Improvements”) to the extent that such facilities are situated on some portion of the following legally described property (the “Industrial Improvements Subdistrict”) in the Revitalization Area:

Industrial Improvements Subdistrict:

Industrial Park East: Commencing at the SE corner of Section 22, Township 89 North, Range 28 West, Webster County, Iowa, said point also being the intersection of the centerlines of 5th Avenue South and 42nd Street; thence east along the centerline of said 5th Avenue South to the N ¼ corner of Section 26, Township 89 North, Range 28 West; thence south to the SE corner of the NE ¼ NW ¼ of said Section 26; thence west to the SW corner of the NW ¼ NW ¼ of said Section 26; thence west 532.5 feet; thence south 940.26 feet; thence east 532.5 feet to the centerline of 42nd Street, also known as Webster County Road P59; thence south to the SE corner of Section 27, Township 89 North, Range 28 West; thence west 1161.94 feet ; thence north 91.6 feet to the south right of way of Union Pacific Railroad East Industrial Park Spur; thence easterly and northerly along the southeast right of way of said Union Pacific Railroad Spur to the south line of the N ½ of said Section 27; thence west along the south line of said N ½ of said Section 27 to a point 280 feet east of the NE corner of the NW ¼ SW ¼ of said Section 27; thence south and parallel to the west line of said Section 27, 839 feet; thence west and parallel to the south line of said N ½ of said Section 27 to the centerline of South 32nd Street; thence north along the centerline of said South 32nd Street to the intersection with the centerline of 7th Avenue South; thence westerly along the centerline of said 7th Avenue South to a point 35 feet south and 50 feet west of the SE corner of Lot 13, Block 1 of East Lawn Acres Addition to the city of Fort Dodge, Iowa; thence north to a point on the north line of Section 28, Township 89 North, Range

28 West, said point being 33 feet north and 50 feet west of the NE corner of Lot 6 , Block 1 of East Lawn Acres Addition to the city of Fort Dodge, Iowa; thence east to the NW corner of Section 27, Township 89 North, Range 28 West; thence east along the north line of said Section 27 to a point 50 feet south of the SW corner of Lot 4, Memorial Park Taxation Plat to the city of Fort Dodge, Iowa; thence northerly along the west line of said Lot 4 to the northern most point of said Lot 4; thence north to the NW corner of Lot 3 of said Memorial Park Taxation Plat; thence east to the NE corner of Lot 1 of said Memorial Park Taxation Plat; thence north to the NW corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 89 North, Range 28 West; thence east along the north line of the S $\frac{1}{2}$ of said Section 22 to the E $\frac{1}{4}$ corner of said Section 22; thence south along the east line of said Section 22 to the point of beginning.

Industrial Park West: Commencing at the NE corner of Section 31, Township 89 North, Range 28 West of the 5th P.M.; thence south to the E $\frac{1}{4}$ Corner of said Section 31; thence west along the south line of S $\frac{1}{2}$ of said Section 31 to the point of intersection with the east right-of-way of U.S. Highway 169; thence north along the east said right of way to the southerly right of way of the Union Pacific Railroad; thence northeasterly along said right of way to the intersection with Avenue O, extended to the west; thence east along the centerline of said Avenue O to the intersection of the centerline of said Avenue O and the centerline of the north leg of L Street; thence southeasterly to the intersection of the centerline of Avenue O and the centerline of the southerly leg of said L Street; thence south along the centerline of said L Street to the intersection with the centerline of Avenue P; thence east along the centerline of said Avenue P to the intersection with the centerline of M Street; thence north along the centerline of said M Street to the intersection with the centerline of Avenue O; thence east along the centerline of said Avenue O, also being the north line of Section 31, Township 89 North, Range 28 West to the point of beginning.

Railroad Corridor: Commencing at the intersection of 5th Avenue South and South 25th Street, also being the NE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 89 North, Range 28 West of the 5th P.M.; south along the centerline of said South 25th Street to a point 25 feet west of the NW corner of Lot 13 of Wood Plaza County Auditors Plat to the City of Fort Dodge, Iowa; thence east to the NE corner of Lot 14 of said Wood Plaza; thence north along the west line of Lot 5 of said Wood Plaza to a point 205 feet south of the NW corner of said Lot 5; thence east to a point on the east line of said Lot 5, being 205 feet south of the NE corner of said Lot 5; thence south along the east line of said Lot 5 to a point 600 feet north of the SE corner of said Lot 5; thence east to a point on the centerline of South 29th Street, being 25 feet west of the SW corner of Lot 9, Block 3 of East Lawn Acres Addition to the City of Fort Dodge; thence south along the centerline of said South 29th Street to the intersection of the centerline of South 29th Street and the centerline of 8th Avenue South; thence east along the centerline of said 8th Avenue South to the NE corner of the South Lawn County Auditors Plat to the City of Fort Dodge; thence south along the east line of said South Lawn Plat to the SE corner of said South Lawn Plat; thence west along the south line of said South Lawn Plat to the SE corner of Lot 5 of said South Lawn Plat and on the southwesterly right of way of the Union Pacific Railroad spur line; thence northwesterly along said right of way to the NW corner of said Lot 5 of said South Lawn Plat; thence northwesterly to the point of intersection with the main line of said Union Pacific Railroad spur line and the centerline of 8th Avenue South; thence west along the centerline of 8th Avenue South to a point 30 feet south of the SE corner of Lot 13 of Will and Olson Addition to

the City of Fort Dodge; thence north along the east line of said Lot 13 to a point 10 feet north of the NE corner of said Lot 13; thence west to a point 10 feet north of the NW corner of Lot 4 of said Will and Olson Addition; thence south along the west line of said Lot 4 to a point 30 feet south of the SW corner of said Lot 4 and being on the centerline of said 8th Avenue South; thence west along the centerline of said 8th Avenue South to the intersection with the centerline of South 22nd Street; thence continuing west along the centerline of said 8th Avenue South to the intersection with the centerline of South 21st Street; thence north along the centerline of South 21st Street to the intersection with the centerline of 7th Avenue South; thence east along the centerline of said 7th Avenue South to the intersection with the centerline of South 22nd Street; thence north along the centerline of South 22nd Street to the intersection with the centerline of 5th Avenue South, said point also being the NW corner of Section 28, Township 89 North, Range 28 West of the 5th P.M.; thence west along the centerline of 5th Avenue South to the intersection with the centerline of South 21st Street; thence north along the centerline of said South 21st Street and North 21st Street to the intersection with the centerline of 1st Avenue North to a point 33 feet east of the intersection of the centerline of 1st Avenue North and North 22nd Street; thence south 33 feet to a point; thence east 60 feet more or less to the westerly right of way of the Union Pacific Railroad; thence northeasterly along said right of way to the intersection with the centerline of 2nd Avenue North; thence east along the centerline of said 2nd Avenue North to a point 35 feet north of the NE corner of Lot 2 of the Auditors Subdivision of the SW ¼ of Section 21, Township 89 North, Range 28 West of the 5th P.M. ; thence south along the east line of said Lot 2 and Lot 3 to a 75 feet south of the NW corner of said Lot 3 thence west to a point 75 feet south and 220 west of the NW corner of said Lot 3; thence south to a point 220 feet west of the east line of said Lot 3 and also being 220 feet west of the SW corner of Lot 7 of said Auditors Subdivision of the SW ¼ of Section 21; thence south along the east line of said Lot 3 to the SE corner of said Lot 3 and being on the centerline of 1st Avenue South; thence east along the centerline of said 1st Avenue South to the NE corner of Lot 5 of said Auditors Subdivision of the SW ¼ of Section 21; thence south to the SE corner of Lot 9 of said Auditors Subdivision of the SW ¼ of Section 21, said point also being on the centerline of 5th Avenue South; thence east along the centerline of said 5th Avenue South to the point of beginning.

The exemption for New Industrial Improvements is set forth in Section G.3 of this plan.

2. Improvements to Existing Industrial Property: The rehabilitation of and additions to existing industrial real estate, research-service facilities, warehouses, distribution centers and the improvement to machinery and equipment assessed as real estate pursuant to section 427A.1(1)(e) of the Code of Iowa (the “Existing Industrial Improvements”) to the extent that such facilities are situated on some portion of the Industrial Improvements Subdistrict. The exemption for Existing Industrial Improvements is set forth in Section G.3 of this plan.

Actual value added by the above-described improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement on such improvements, the increase in actual value of the property must be at least 15%. All improvements, in order to be considered eligible, must be completed

in conformance with all applicable regulations of the City of Fort Dodge, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

G. EXEMPTIONS

1. All qualified real estate assessed as residential property or assessed as commercial property, if the commercial property consists of three or more separate living quarters with at least 75% of the space used for residential purposes, is eligible to receive an exemption from taxation on the first \$75,000 of actual value added by the improvements for a period of five years.

2. All qualified real estate assessed as residential or commercial property and situated in the Blighted Property Subdistrict is eligible to receive an exemption from taxation for a period of seven years on 100% of the actual value added by the improvements.

3. All qualified real estate assessed as residential, commercial or industrial property is eligible to receive an exemption from taxation for a period of three years on 100% of the actual value added by the improvements or a partial exemption from taxation for a period of ten years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

4. Notwithstanding the exemptions provided for in Paragraphs (1), (2) and (3) of this Section G, all qualified real estate that meets the definition of abandoned property as stated in Section 657A.1 of the Code of Iowa is eligible to receive an exemption from taxation for a period of five years on 100% of the actual value added by the improvements or a partial exemption from taxation for a period of fifteen years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 75% of the actual value added.

For the third year, an exemption from taxation on 70% of the actual value added.

For the fourth year, an exemption from taxation on 65% of the actual value added.
For the fifth year, an exemption from taxation on 60% of the actual value added.
For the sixth year, an exemption from taxation on 55% of the actual value added.
For the seventh year, an exemption from taxation on 50% of the actual value added.
For the eighth year, an exemption from taxation on 45% of the actual value added.
For the ninth year, an exemption from taxation on 40% of the actual value added.
For the tenth year, an exemption from taxation on 35% of the actual value added.
For the eleventh year, an exemption from taxation on 30% of the actual value added.
For the twelfth year, an exemption from taxation on 25% of the actual value added.
For the thirteenth year, an exemption from taxation on 20% of the actual value added.
For the fourteenth year, an exemption from taxation on 20% of the actual value added.
For the fifteenth year, an exemption from taxation on 20% of the actual value added.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Revitalization Area; and,

3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN FORT DODGE URBAN RENEWAL AREA

The real property being included as part of the Revitalization Area has also been included in City's existing Urban Renewal Areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this plan for the reason that the City Council has determined that the incremental property tax revenues, as set forth in Section 403.19 of the Code of Iowa, to be generated from the property for which the abatement is sought are necessary to carry out the urban renewal objectives of the City.

EXHIBIT A

MAP OF PROPERTY IN 2013 CONSOLIDATED FORT DODGE REVITALIZATION AREA

EXHIBIT B

**NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE
REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY**

EXHIBIT C

FORT DODGE DOWNTOWN DESIGN GUIDELINES