

**POTTAWATTAMIE COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, AUGUST 16, 2021  
5:30 P.M. – Meeting**

**SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

The meeting was called to order by Chairman B. Larson at \_\_\_\_ P.M.

**2. ROLL CALL**

Members Present:            Leaders R.Larson B.Larson Wedde Silkworth  
Members Absent:            Leaders R.Larson B.Larson Wedde Silkworth  
Staff Present:                Kalstrup Wyant

**3. MINUTES**

Motion #1:                    to approve the Minutes of the June 15, 2020 Meeting.  
Motion by:                   Leaders R.Larson B.Larson Wedde Silkworth  
Second by:                   Leaders R.Larson B.Larson Wedde Silkworth

Vote: \_\_\_\_\_

**4. PUBLIC HEARINGS**

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

**CASE #SUB-2021-02**

**PROPERTY OWNER:**            Dawn Deanne Lynch Trust  
**REPRESENTED BY:**            Nicholas – Dana Hansen  
**REQUEST:**                        Preliminary Plat Approval of Hadleigh Acres  
**TOWNSHIP:**                        Lewis  
**STREET:**                            Chestnut Rd  
**LEGAL DESCRIPTION:**            11-74-43 EXC W15 AC & EXC NLY571' SE SE

**Review the Heartland Ridge Subdivision Renewal Plan and Comprehensive Plan to see if it is in conformity with the general plan for the development of the municipality as a whole.**

**5. OTHER BUSINESS:**

**6. ADJOURNMENT**

Motion #\_\_ :                    to adjourn.  
Motion by:                    Leaders R.Larson B.Larson Wedde Silkworth  
Second by:                    Leaders R.Larson B.Larson Wedde Silkworth

Vote: \_\_\_\_\_

The meeting was adjourned at approximately \_\_\_\_ P.M.

**POTTAWATTAMIE COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, July 21, 2021  
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

The meeting was called to order by Chairman B. Larson at 5:30 P.M.

**2. ROLL CALL**

Members Present: B. Larson, Wede, Silkworth, Leaders, R. Larson  
Staff Present: Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of June 21, 2021 meeting.  
Motion by: Leaders.  
Second by: Silkworth.  
Vote: Unanimous vote. Motion carried.

**4. PUBLIC HEARING**

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

**CASE #ZMA-2021-02**

**PROPERTY OWNER:**

Courtney L McIntosh and Steven Trede

**REQUEST:**

Zoning map amendment to reclassify approximately 73.8 acres from a Class R-1 (Ag-Urban Transitional) District to a Class A-2 (Agricultural Production) District.

**TOWNSHIP:**

Keg Creek

**STREET:**

Hwy 92 and 275<sup>th</sup> Street

**LEGAL DESCRIPTION:**

10-74-42 PT NE NW COMM NE COR TH W546.23' S702.95'  
NELY621.22' N408.59' TO POB (PARCEL A) and 10-74-42 NE NW EXC  
COMM NE COR TH W546.23' S702.95' NELY621.22' N408.59' TO POB  
and 10-74-42 NW NW EXC HWY 92

Motion #2: to open the public hearing on Case #ZMA-2021-02  
Motion by: Leaders.  
Second by: Wede.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZMA-2021-02.  
Motion by: R. Larson.  
Second by: Leaders.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend that the request of Courtney L McIntosh and Steven Trede for zoning map amendment to reclassify approximately 73.8 acres from a Class R-1 (Ag-Urban Transitional) District to a Class A-2 (Agricultural Production) District, as filed under Case #ZMA-2021-02, be **approved by the Board of Supervisors**.

Motion by: Leaders.  
Second by: Wede.  
Vote: Ayes –B. Larson, Leaders, Wede, Silkworth, R. Larson. Motion Carried.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT**

Motion #5: to adjourn.  
Motion by: R. Larson.  
Second by: Wede.  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:39 P.M.

\_\_\_\_\_  
Brett Larson, Chairman Date

ATTEST: \_\_\_\_\_  
Matt Wyant, County Planning Director Date

**TO:** Board of Supervisors  
**FROM:** Pam Kalstrup  
**DATE:** August 9, 2021

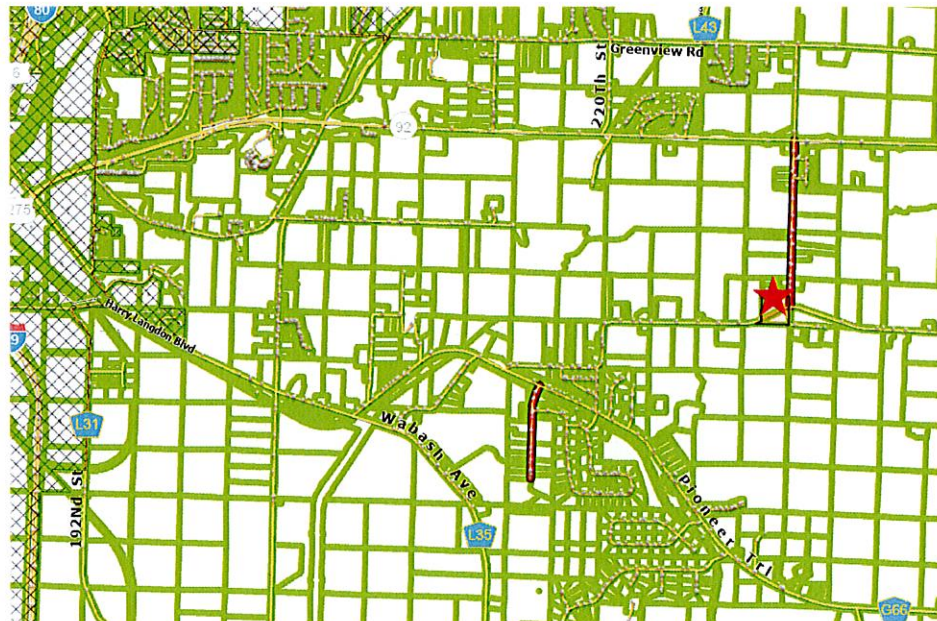
**RE:** Case #SUB-2021-02

**REQUEST:** Preliminary plat approval of Boonies Subdivision

**LOCATION:** Lewis Township

**LEGAL DESCRIPTION:** 11-74-43 E15 AC SW SE

The subject property is located approximately 3 miles to the east of the city limits of Council Bluffs on Chestnut Rd.



**PROPERTY OWNER:** Dawn Deanne Lynch Trust

**REPRESENTED BY:** Nicholas – Dana Hansen

**SURVEYOR:** HGM Associates Inc.

**GENERAL INFORMATION:** The applicant has made this request in order to allow them to split their property into two lots, creating one new building site. SEE ATTACHMENT 1.

**SITE REVIEW:** The parcel consists of 13 acres. The parcel is currently undeveloped.



**ZONING:**

The subject property is currently located in a Class R-1 (Agricultural-Urban Transitional) District.

8.015.010 INTENT: The R-1 District is intended to provide the opportunity for the continued development of non-farm dwellings and rural subdivisions in the rural unincorporated areas. (Ordinance #2007-01/03-09-07)

Subsection 8.015.020.05 of the Pottawattamie County, Iowa, Code, lists "Platted minor subdivisions for single-family dwellings, when located on a hard surfaced street or an official bituminous road", as a permitted principal use in the Class A-4 District.

The minimum standards for the R-1 District with individual septic systems and wells are as follows:

	Minimum
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

**SUBDIVISION ORDINANCE:**

Subsection 9.01.065.03 states:

.01 A minor subdivision plat may be prepared for an existing parcel being divided into two lots where the tract of record has previously been divided into more than four (4) parcels if all of the following are met:

- A. Zoning requirements for minimum size and access can be met.
- B. Adjoins buildable platted property (not outlots) on rear and sides or property has double frontage.
- C. Existing parcel is more than four times the minimum parcel size in respective zoning district.
- D. Does not cause conflict with future access or development to subject parcel and/or adjacent parcels.

**SEWAGE DISPOSAL:**

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.

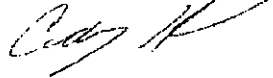
- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.

To whom it may concern;  
The property of Lynch, Dawn Deanne Trust at parcel #744311400011 has been evaluated for the purpose of future developments requiring a septic system installed by a professional. To the best of my ability, I believe there is ample room and adequate soil conditions for septic systems on each of the proposed lots of the property subdivision.

Any further questions regarding this matter can be directed to us as needed.

Thank you,  
Cody Hildreth  
Western Iowa Utilities  
20593 205<sup>th</sup> Street, Council Bluffs, Iowa 51503  
Office - 712-256-2222  
Cell - 402-618-5472



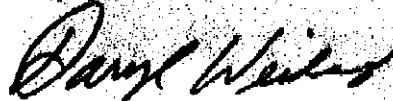
**WATER SUPPLY:** It is the applicant's intent that the new building lot will be serviced by a well.

To whom it may concern;

The property of Lynch, Dawn Deanne Trust at parcel #744311400011 has been evaluated for the purpose of future developments requiring an onsite water supply installed by a professional. To the best of my ability, I believe there is ample room and an adequate water source for wells on each of the proposed lots of the property subdivision.

Any further questions regarding this matter can be directed to us as needed.

Thank you,



Daryl Welles  
Welles Well Drilling  
30724 Richard Ave  
Council Bluffs, IA 51503  
(712) 396-1379

**OTHER AGENICES COMMENTS:** A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)  
Lewis Central School District (no comment received)  
Lewis Township Fire Department (no comment received)  
Pottawattamie County Sheriff (no comment)

**EXTERIOR ROAD:** This parcel is naturally divided by Chestnut Road, an Official Bituminous County Road. Due to this, both lots will have separate entrances. Entrance permits will be secured with the Secondary Roads Department. The County Subdivision regulations require that all subdivisions be in areas in which the property lies immediately adjacent to and has access to a hardsurfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 110 vehicles per day.

**LAND USE PLAN:** In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property Agricultural Urban Transitional.

**FLOOD HAZARD:** The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

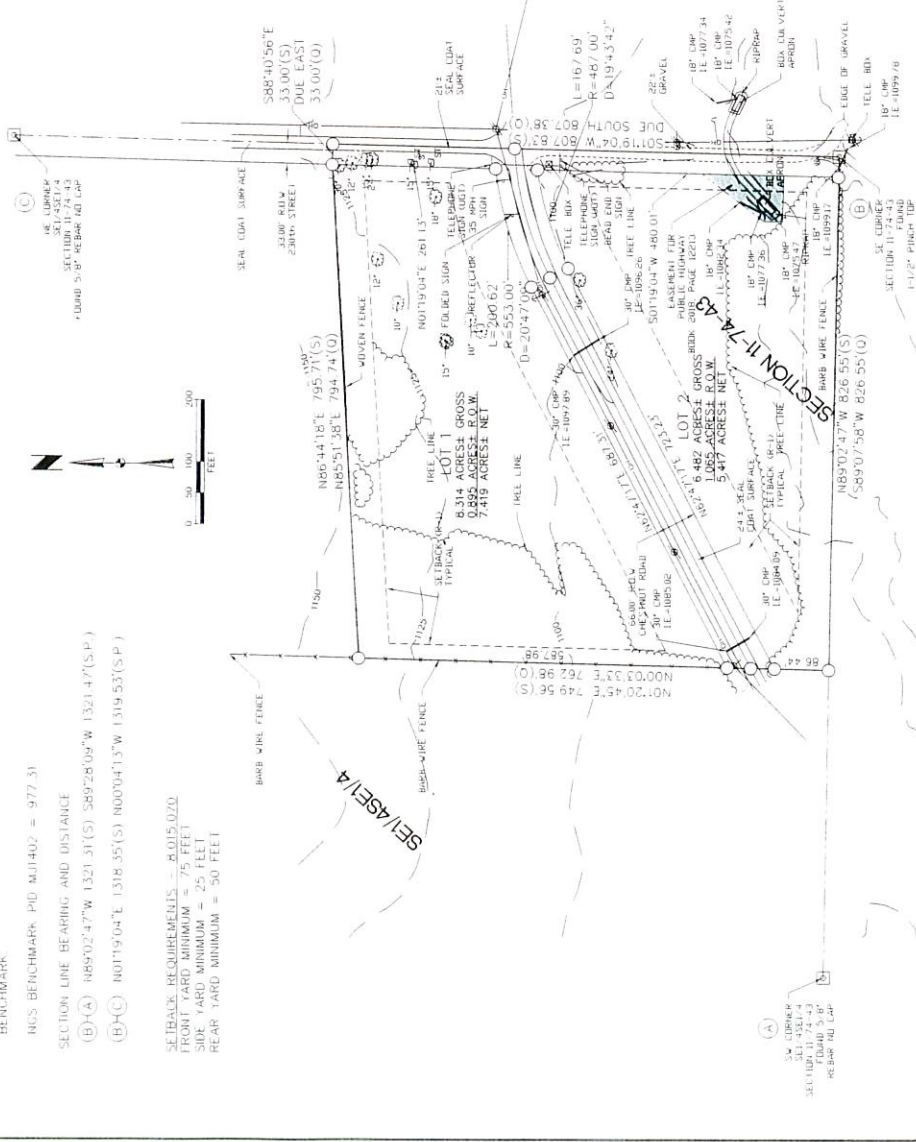


RECORDER'S INDEX	
LOT	
BLOCK	
SUBDIVISION	
ALLOT PART	
SECTION	11 / TOWNSHIP: 74 / RANGE: 43
CITY	POTTAWATTAMIE
PROPRIETOR	DAWN DEANNE LYNCH, TRUST
REQUESTED BY	NICK HANSEN
DATE OF FIELD SURVEY	MAY 3, 2021

PREPARED BY: DAVID E. FORSTHE, P.L.S., HQM ASSOCIATES INC., 640 5th AVENUE, COUNCIL BLUFFS, IOWA, 51502 (712)323-0530  
 BENCHMARK

MCS BENCHMARK PID M11402 = 977.31  
 SECTION LINE BEARING AND DISTANCE  
 (B)(A) N85°02'47"W 1321.31(S) 589'28"09"W 1321.47(S.P.)  
 (B)(C) N01°19'04"E 1318.35(S) R00°04'13"W 1319.53(S.P.)

SETBACK REQUIREMENTS - 8,015.020  
 FRONT YARD MINIMUM = 75 FEET  
 SIDE YARD MINIMUM = 25 FEET  
 REAR YARD MINIMUM = 50 FEET

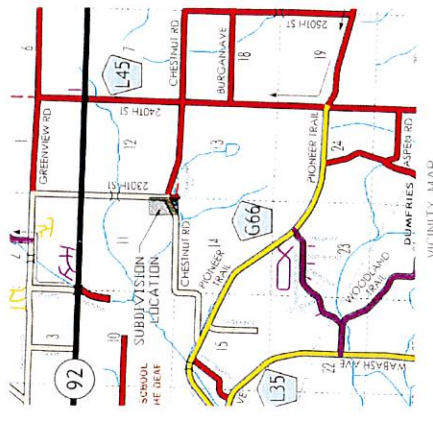


# PRELIMINARY PLAT THE BOONIES

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION - BOOK 2008, PAGE 13120:

A PART OF THE SE1/4SE1/4 OF SECTION 11, TOWNSHIP 74, RANGE 43, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 11, THENCE S89°07'58"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 11, DISTANT 826.55 FEET, THENCE N00°03'33"E DISTANT 762.98 FEET, THENCE N85°51'38"E DISTANT 794.74 FEET, THENCE DUE EAST DISTANT 33.00 FEET TO THE CENTERLINE OF A COUNTY ROAD AND THE EAST LINE OF SAID SECTION 11, THENCE DUE SOUTH ALONG SAID LINE, DISTANT 807.85 FEET TO SAID POINT OF BEGINNING, SUBJECT TO ROAD REQUIREMENTS AND EASEMENTS OF RECORD, SITUATED IN POTTAWATTAMIE COUNTY, IOWA.



- LEGEND
- FOUND PIN AS NOTED
  - SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "HQM ASSOC PLS 25004"
  - FOUND SECTION CORNER AS NOTED
  - (U) OUTCLAIM DEED BOOK 2008, PAGE 013120 SURVEYED
  - (S) SURVEYED
  - (S.P.) SURVEY PLAT BOOK 103, PAGE 50761

PROFESSIONAL LAND SURVEYOR FOR IOWA  
 DAVID E. FORSTHE  
 LICENSE NUMBER 25004  
 DATE: JUNE 29, 2021  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.  
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 David E. Forsthe  
 License Number 25004  
 Date June 29, 2021

**hqm**  
 ASSOCIATES INC.  
 640 FIFTH AVENUE COUNCIL BLUFFS, IOWA  
 PHONE: (712) 323-0530

DATE	7/21/21
BY	NICK HANSEN
FOR	DAWN DEANNE LYNCH TRUST
PROJECT	THE BOONIES
CLIENT	NICK HANSEN
ADDRESS	140 HOLLING HILLS LOOP, COUNCIL BLUFFS, IA 51503

PROJECT: THE BOONIES  
 SET/4SE1/4 SECTION 11-74-43, POTTAWATTAMIE COUNTY, IOWA  
 SHEET: 1 OF 1  
 DATE: 10/02/21

Casefile 1111

POTTAWATTAMIE COUNTY, IOWA  
URBAN RENEWAL PLAN  
HEARTLAND RIDGE SUBDIVISION URBAN RENEWAL AREA

**I. INTRODUCTION**

Chapter 403 of the Code of Iowa authorizes counties to establish areas within certain boundaries known as “urban renewal areas,” and to exercise special powers within these areas. In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize boards of supervisors to create “economic development” areas. An economic development urban renewal area may be any area of a county which has been designated by the board of supervisors as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the county seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the board of supervisors that such an area needs to be established within the county. An urban renewal plan is then prepared for the area, which must be consistent with the county’s existing comprehensive or general plan. Certain affected taxing entities must be notified and given an opportunity to comment on the plan. The board of supervisors must hold a public hearing on the urban renewal plan, following which, the board of supervisors may approve the plan.

The Board of Supervisors of Pottawattamie County (the “County”) has determined to establish the Heartland Ridge Subdivision Urban Renewal Area (the “Urban Renewal Area”). This document is intended to serve as the Urban Renewal Plan (the “Plan”) for the Urban Renewal Area and will guide the County in promoting economic growth through the encouragement of commercial, industrial, and residential development in such Urban Renewal Area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

## **II. DESCRIPTION OF URBAN RENEWAL AREA**

A description of all property (the "Property") that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

## **III. URBAN RENEWAL OBJECTIVES**

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded commercial, industrial and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in residential, commercial and industrial development, and to encourage job retention, growth and expansion through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.
5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential, commercial and industrial development.
6. To provide a more marketable and attractive investment climate.
7. To provide public facilities to enhance County services and enhance the economic attractiveness of the community.
8. To increase the number of housing units in the County that are safe, attractive and comfortable.
9. To provide assistance for housing on a County-wide basis to families whose incomes are no greater than 80% of the median family income in the County.

## **IV. URBAN RENEWAL PROJECTS AND ACTIVITIES**

The following types of activities are examples of the specific actions which may be undertaken by the County within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.

3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.

4. Acquisition, preparation and disposition of property for development and/or redevelopment.

5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.

6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the Board of Supervisors.

## V. SPECIFIC URBAN RENEWAL PROJECTS

The County has determined to undertake the following initiative in the Urban Renewal Area as an economic development urban renewal project:

**Name of Project:** JJHP, LLC Housing Development Project

**Date of Board Approval of Project:** September 7, 2021

**Description of the Project:** JJHP, LLC (the “Developer”) is undertaking the development of a residential subdivision (the “Housing Project”) situated on the Property (as described in Section II hereof), including the corresponding construction of public infrastructure (the “Infrastructure Project”). The Infrastructure Project will include the construction of street and storm water management improvements, and the necessary grading, site preparation and landscaping associated therewith. The County will use tax increment financing to support the Developer’s construction of the Infrastructure Project on the Property. The addition of new residential housing in the County will enhance the quality of life in the County thereby resulting in economic growth in the County.

The costs incurred by the County in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$10,500.

**Description of Properties to be Acquired in Connection with the Project:** It is not anticipated that the County will acquire real property in connection with the Housing Project.

**Description of Use of TIF:** The County intends to enter into a development agreement (the “Agreement”) with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments, in an amount not to exceed \$4,000,000, will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the County’s total commitment of incremental property tax revenues with respect to the

Infrastructure Project including the Payments, the Admin Fees and the LMI Set Aside (as described below) will not exceed \$5,811,700.

**LMI Set Aside:** Pursuant to the provisions of Section 403.22 of the Code of Iowa, the County will provide low and moderate income family housing assistance in its area of operation in an amount not less than 45.03% of the incremental property tax revenues applied to the Infrastructure Project.

## **VI. LAND USE PLAN AND PROPOSED DEVELOPMENT**

The County's long range development plans for this Urban Renewal Area are matched to its general plan for development in the County and will be tailored to comply with the overall land use needs. All urban renewal activities within the Urban Renewal Area will be consistent with the County's general land use plans.

## **VII. TAX INCREMENT FINANCING**

In order to promote economic growth in the Urban Renewal Area, the County may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private and public enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the County has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the County or paying debt service on obligations issued by the County. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private and public entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the County's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal of and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

## **VIII. RESIDENTIAL DEVELOPMENT**

One of the County's objectives in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a County utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the County) must be used to provide assistance to LMI families

Unless a reduction is approved by the Iowa Economic Development Authority, the percent of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in the County. That percentage is currently 45.03%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 45.03% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 45.03% of the project costs for LMI housing activities elsewhere in the County.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the County may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant-based rental assistance.
5. Down-payment assistance.
6. Mortgage interest buy-down assistance.
7. Infrastructure development for LMI housing.

## **IX. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the Board of Supervisors.

**X. PLAN AMENDMENTS**

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

**XI. FINANCIAL INFORMATION**

COUNTY DEBT INFORMATION

1. Current constitutional debt limit:	\$ <u>455,818,535</u>
2. Outstanding general obligation debt:	\$ _____
3. Proposed amount of debt to be incurred:	\$ <u>4,000,000</u> (Project)
	\$ <u>10,500</u> (Admin Fees)
	\$ <u>1,801,200</u> (LMI Set Aside)
	\$ <u>5,811,700</u> (Total)

**EXHIBIT A  
LEGAL DESCRIPTION  
HEARTLAND RIDGE SUBDIVISION URBAN RENEWAL AREA**

Certain real property situated in Pottawattamie County, State of Iowa more particularly described as follows:

PARCEL "A" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST, 1372.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (G66), SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 09 DEGREES 29 MINUTES 29 SECONDS WEST, 3324.50 FEET;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 28 SECONDS, 363.07 FEET;

THENCE SOUTH 16 DEGREES 38 MINUTES 25 SECONDS WEST, 1201.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 883.09 FEET;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 35 MINUTES 18 SECONDS, 1194.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER WABASH RAILROAD COMPANY (WABASH TRACE TRAIL, BOOK 91, PAGE 21365, POTTAWATTAMIE COUNTY RECORDER'S OFFICE);

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 85 DEGREES 50 MINUTES 17 SECONDS WEST, 1156.90 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1385.15 FEET;
2. WESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 03 SECONDS, 749.45 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON SAID EAST LINE, NORTH 02 DEGREES 15 MINUTES 16 SECONDS EAST, 223.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), NORTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, 260.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FORMER WABASH RAILROAD COMPANY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 49 DEGREES 16 MINUTES 09 SECONDS, 1385.15 FEET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 39 MINUTES 19 SECONDS, 1248.78 FEET;
2. NORTH 10 DEGREES 55 MINUTES 28 SECONDS EAST, 181.55 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4);

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, 1901.57 FEET TO THE POINT OF BEGINNING

SAID PARCEL "A" CONTAINS AN AREA OF 5,735.794 SQUARE FEET (131.676 ACRES), MORE OR LESS.