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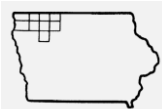


RESIDENTIAL TAX ABATEMENT

2017

Urban Revitalization Plan

****UPDATED 2022 - SECTIONS 5.2, 7.4, 7.5, 8, 12**



Prepared with the assistance of
Northwest Iowa Planning
& Development Commission

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SECTION 1. URBAN REVITALIZATION ACT

1.1 AUTHORIZING LEGISLATION.

The Urban Revitalization Act, Chapter 404, Code of Iowa, was enacted into law by the Iowa legislature in 1979. The Act is intended to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. Qualified real estate within a designated Residential Urban Revitalization Area, hereinafter referred to as the “Area”, may be eligible to receive a partial exemption from property taxes on improvements for a specified number of years. The primary intent of this bill is to provide cities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise occur.

1.2 DESIGNATION CRITERIA.

Section 404.1 of the Iowa Code provides that the city council may designate an area of the city as a Residential Urban Revitalization Area, if that Area meets any one of the following situations:

- a. An area in which there is a prominence 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.
- b. 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.
- c. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
- d. An area designated appropriate as an economic development area as defined in Section 403.17. Section 403.17.10 “Economic Development Area” means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing...Such designated area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to include the agricultural land or century farm in the area. For purposes of this subsection, “century farm” means a farm in which at least forty acres of such farm have been held in continuous ownership by the same family for 100 years or more.

- e. 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.

SECTION 2. STATEMENT OF PURPOSE

2.1 RESOLUTION OF NECESSITY.

The city council of George, Iowa has adopted a resolution finding that conditions requiring the rehabilitation, conservation, development and redevelopment of housing, or a combination thereof, exists within the city. It was determined those areas not presently in need of rehabilitation are appropriate for designation as an area appropriate for public improvements related to housing and residential development or construction of housing and residential development, including single or multiple family housing. The city council established the necessity to take action to halt and reverse these conditions in order to protect the health, safety and welfare of the residents and businesses in the designated area and, therefore, resolved to create a Residential Urban Revitalization Area in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the area. [*Chapter 404.2(1), Code of Iowa, 2016*]

2.2 URBAN REVITALIZATION DISTRICT DESIGNATION.

The City of George has also designated by ordinance, an Area that substantially meets some or all the requirements set forth in the Section 404.1, Code of Iowa. Some of these requirements are mentioned in Section 1 of this plan.

2.3 PURPOSE AND PLAN GOAL.

The purpose of the “George Residential Revitalization Plan”, hereinafter referred to as the “Plan”, is to establish an urban revitalization area, to be known as the George Residential Urban Revitalization Area, hereinafter referred to as the “Area”, in accordance with the provisions established in Chapter 404, Code of Iowa, to outline certain provisions for revitalization activities which includes but is not limited to tax abatement. The overall goal of the Plan is to help create an environment which will provide better opportunities for new and rehabilitated residential development. This will result in an overall benefit to future planning efforts for a progressive community.

2.4 PLAN OBJECTIVES.

Objectives that will be met in achieving this goal are as follows:

- a. Tax abatement will encourage new residential development that will add to the value of property in the community, ultimately increasing the overall tax base.
- b. New residential development and/or additions to existing residential properties will contribute to an overall improved appearance of the community and boost the local economy.
- c. To support and encourage new multiple family residential development on those properties that may be assessed as commercial but consists of three (3) or more separate living quarters with at least 75% of the space used for residential purposes.
- d. Creating a healthier local economy and better physical appearance of residential properties within the community will increase the draw or attraction of new local business and industry.

- e. Assisting residential uses conforms to the city's land use regulations and planning initiatives to promote orderly growth in a fashion consistent with the direction the policy makers in George have established.
- f. To utilize and leverage to the greatest extent possible available local, state and federal funding programs to benefit residential development in addition with tax abatement incentives.

SECTION 3. DESCRIPTION OF URBAN REVITALIZATION AREA

3.1 AREA DESCRIPTION.

The boundary of the Area includes all land within the official incorporated city limits of the City of George, Iowa. Properties eligible for residential property tax abatement under the auspices of this Plan include those qualified real estate properties zoned as R-1, R-2 or R-3 residential zoning districts, in addition to being assessed as residential and located within the Area as seen in Exhibit A. For official assessment classifications, parcel information for each property located in the urban revitalization district is available for public inspection at the Lyon County Assessor's Office in Rock Rapids, Iowa. Furthermore, those properties which shall become annexed into the City of George in the future shall automatically be included within the boundaries of the Residential Urban Revitalization Area.

[Chapter 404.2(2)(a), Code of Iowa, 2016]

3.2 EXISTING ASSESSED VALUATIONS AND OWNERS OF RECORD OF REAL ESTATE IN URBAN REVITALIZATION AREA.

Attached as Exhibit B to this Plan is a list inclusive of all real estate parcels that exists within the Area at the time of its adoption. Information is provided for each real estate parcel located in the Area which contains, at a minimum, the following information:

- a. Existing assessed valuation of the real estate
- b. Information separating the valuation of land and improvements
- c. Names and addresses of the last owners of record

[Chapter 404.2(2)(b, c), Code of Iowa, 2016]

3.3 EXISTING ZONING OF URBAN REVITALIZATION AREA.

The City of George is zoned. There are eight (8) classifications consisting of:

AG – Agriculture	R-3 – Mobile/Manufactured Housing
CF – Conservation/Floodplain	C-1 – Downtown Commercial
R-1 – Single Family Residential	C-2 – Highway Commercial
R-2 – Multiple Family Residential	GI – General Industrial

Although the boundaries of the Area contain all properties within the city limits of George, the Urban Revitalization tax abatement benefits are only eligible to those properties assessed as residential and located within the R-1, R-2 or R-3 zoning districts. If a speculative residential development, either single or multiple family, is desiring to build on land zoned other than one of the identified residential zoning districts, the property must be rezoned accordingly prior to being eligible to receive tax abatement benefits. A copy of the city's official zoning map is available for public inspection at City Hall.

3.4 EXISTING AND FUTURE LAND USE.

Existing land uses within the Area include agricultural, residential, commercial and industrial land uses. Only those uses assessed and zoned accordingly as one of the previously identified residential zoning districts are eligible to apply to receive tax abatement benefits. Future development within the Area that is eligible to receive tax abatement benefits will be restricted to future residential land uses compatible with existing residential developments and consistent with the city's comprehensive land use plan. If a property changes from a non-residential use to a proposed future residential land use, this would subsequently change the taxable assessed valuation of the property to residential. In this instance, these future properties will also qualify for tax benefits provided within the Plan.

[Chapter 404.2(2)(d), Code of Iowa, 2016]

SECTION 4. PROPOSED PUBLIC SERVICE IMPROVEMENTS

At the time of publication of this document, the City of George has not put forth any service or infrastructure improvements within the Area; and there are no immediate plans for the expansion of public services in the Area that will directly or indirectly affect those properties eligible for benefits described in the Plan. The City maintains there may be a time in the future when the City will consider potential long term service improvement projects to benefit the community. Possible future public service improvements may include, but not limited to:

- Ongoing street improvement projects
- Sanitary sewer maintenance and improvements
- Fire department equipment improvements
- Needed or proposed water system improvements
- Storm water drainage improvements
- Continued development of residential building lots
- Promotion and retention of economic development and business development

[Chapter 404.2(2)(e), Code of Iowa, 2016]

SECTION 5. STATEMENT OF APPLICABILITY OF REVITALIZATION

5.1 APPLICABILITY.

The following paragraphs establish the applicability of the revitalization programs and benefits to various properties in the Area. [Chapter 404.2(2)(f), Code of Iowa, 2016]

- a. Revitalization activities covered under this plan shall be applicable only to real estate within the Area pursuant to Sections 428.24 through 428.29, Code of Iowa. Revitalization benefits are not applicable to residential properties not meeting this requirement.
- b. Residential Urban Revitalization benefits in the Area are also applicable to the areas assessed as agricultural, but intended for future residential. The City believes there will be no loss of prime agricultural land to accomplish the objectives of this plan.
- c. Revitalization of qualified real estate in the Area may consist of rehabilitation or additions to existing residential structures, or new residential construction on unimproved real estate, or combination thereof.

5.2 TERM OF REVITALIZATION BENEFITS.

Eligibility for tax abatement under this plan will exist after the date of 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.

SECTION 6. RELOCATION PROVISIONS

As established in Section 404.6, Code of Iowa, the City, upon application to it and after verification by it, shall require compensation of at least one month's rent and may require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for benefits conferred by this Plan. Relocation expenses shall be the responsibility of owners of said property where any displacement of necessity to relocate occurs, as condition for receiving tax exemption or other allowable benefits under this Plan. It is not anticipated that any of the revitalization activities to be undertaken in the Area will displace or cause need for relocation of any persons, families, or businesses. Therefore, the City of George is not creating a plan for the relocation of persons, families or businesses. [*Chapter 404.2(2)(g), Code of Iowa, 2016*]

SECTION 7. INCREASE IN ACTUAL VALUE REQUIREMENTS

7.1 QUALIFIED REAL ESTATE.

As used in this Plan, "qualified real estate" means real property located in the designated residential revitalization Area and to which improvements are added during the time the Area was so designated a revitalization Area, which increased the actual value by at least the percentage indicated in Section 7.5 below.

7.2 IMPROVEMENTS.

As used in this Plan, "improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

7.3 IMPROVEMENTS ON AGRICULTURAL LAND.

The city council finds that in order to meet the goals and objectives of this Plan, new construction on land either assessed or classified as agricultural land will be considered for improvements in regard to meeting the eligibility requirements for receiving the benefits established within this plan, so long that the proposed improvements to that land will change the future land use to residential activities.

7.4 ACTUAL VALUE ADDED BY THE IMPROVEMENTS.

For purposes of this Plan, "actual value added by the improvements" shall mean the actual value added as of the first year of which the exemption was received. Actual value added in improvements shall be a minimum of \$10,000 in new construction.

7.5 INCREASE IN VALUE ADDED REQUIREMENT.

In order to qualify for the tax exemptions or other benefits conferred in this Plan, the improvements made to qualified real estate must increase the actual value of such real estate by at least ten percent (10%).

SECTION 8. TAX EXEMPTION SCHEDULE

Residential Improvements (Single Family) All qualified real estate assessed as residential property, *excluding property classified as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa*, is eligible to receive an exemption from taxation for a period of five years on 100% of the first \$75,000 of actual value added by the improvements. According to the following schedule:

1 st Year	one hundred percent (100%) of the first \$75,000 value added
2 nd Year	one hundred percent (100%) of the first \$75,000 value added
3 rd Year	one hundred percent (100%) of the first \$75,000 value added
4 th Year	one hundred percent (100%) of the first \$75,000 value added
5 th Year	one hundred percent (100%) of the first \$75,000 value added

Residential Improvements (Residential Facilities containing three or more dwelling units) All qualified real estate assessed as residential property *under Section 441.21, subsection 14, paragraph "a", subparagraph (6) 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. According to the following schedule:

1 st Year	one hundred percent (100%) of the actual value added
2 nd Year	one hundred percent (100%) of the actual value added
3 rd Year	one hundred percent (100%) of the actual value added
4 th Year	one hundred percent (100%) of the actual value added
5 th Year	one hundred percent (100%) of the actual value added

SECTION 9. OTHER SOURCES OF FUNDING

9.1 PROPERTY OWNERS ENCOURAGED.

The city council encourages all property owners to investigate funding sources for improvements to real estate, and to apply for those funding sources which are applicable to the types of improvements proposed.

9.2 STATE AND FEDERAL ASSISTANCE.

At this time there are no plans by the City of George to provide any funding for residential revitalization activities through any federal or state grant or loan programs. Although, the City will not prohibit the use of such programs should they become available or be used in the Area. The City also reserves the power to apply for and accept funds for these programs from time to time in order to meet the goals and objectives of the Plan or any other plan adopted by the City of George. [*Chapter 404.2(j), Code of Iowa, 2016*]

SECTION 10. APPLICATION PROCEDURE

10.1 APPLICATION FILED.

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City of George by February 1st of the assessment year for which the exemption is first claimed, but no later than the year in which the new construction is first assessed for taxation, unless, upon the request of the owner at any time, the City provides by resolution the owner may file an application by February 1 of any other assessment year selected by the City of George.

[Chapter 404.4, Code of Iowa, 2016]

10.2 CONTENTS OF APPLICATION.

The application shall contain, but not be limited to, the following information:

- a. Name of applicant/property owner
- b. Applicants complete mailing address and telephone number
- c. The nature of the improvement(s)
- d. Estimated or actual cost of the improvement(s)
- e. The estimated or actual date of completion
- f. The name(s) of the tenants that occupied the property on the date the City adopted the resolution of necessity referred to in *Section 404.2(1), Code of Iowa*
- g. An applicable exemption schedule as identified in *Section 404.3, Code of Iowa*
- h. Copy of most recent property tax statement

The City of George reserves the right to charge an application fee to cover administrative costs. This fee will be set by resolution of the George City Council.

[Chapter 404.4, Code of Iowa, 2016]

10.3 CITY COUNCIL APPROVAL.

The City of George shall approve the application, subject to review by the Lyon County Assessor, pursuant to *Section 404.5, Code of Iowa* if the project:

- a. is in conformance with the George Urban Revitalization Plan
- b. is located within the Area designated within the Plan
- c. if improvements were made during the time Area was so designated a revitalization area

[Chapter 404.4, Code of Iowa, 2016]

10.4 CITY COUNCIL FORWARDING APPROVED APPLICATIONS.

The City of George shall forward for review all approved applications to the Lyon County Assessor by March 1 of each year with a statement indicating whether Section 404.3 subsection 1, 2, 3 or 4 applies or if a different schedule has been adopted, which exemption from that schedule applies. Applications for exemption for succeeding years on approved projects shall not be required. [Chapter 404.4, Code of Iowa, 2016]

10.5 DETERMINATION BY COUNTY ASSESSOR.

The Lyon County Assessor shall, for each first-year approved application, make a physical review of all properties. The County Assessor shall determine if the improvements made increased the actual valuation of the qualified real estate by the ten (10%) percent requirement. [Chapter 404.5, Code of Iowa, 2016]

10.6 NEW STRUCTURES.

If a new structure is erected on land upon which no structure existed at the start of new construction, the assessor shall proceed to determine the actual value of property and certify the valuation determined pursuant to Section 404.3(7), Code of Iowa, to the County Auditor at the time of transmitting the assessment roles. [Chapter 404.5, Code of Iowa, 2016]

10.7 NOTIFICATION BY THE ASSESSOR.

The County Assessor will then notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37, Code of Iowa.
[Chapter 404.5, Code of Iowa, 2016]

10.8 SUCCEEDING YEARS OF TAX EXEMPTION.

After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption, with periodic physical review by the Assessor, for the time period specified on the approved application submitted by the property owner. The tax exemption shall be made on succeeding years of the exemption schedule without new applications.
[Chapter 404.5, Code of Iowa, 2016]

SECTION 11. PRIOR APPROVAL BY CITY COUNCIL

According to Section 404.4, Code of Iowa, a person may submit a proposal for an improvement project to the George City Council to receive prior approval for eligibility for a tax exemption on the project. The George City Council shall, by resolution, give its prior approval for a residential improvement project if the project is in conformance with the Plan. Such prior approval shall not entitle the owner to exemption from taxation until the residential improvements are completed and found to be qualified real estate. However, if the proposal is not approved, the person may submit an amended proposal for the city council to approve or reject.

SECTION 12. TIF DISTRICTS

A portion of the real property in the Area may also be included in the City's 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 Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section 8 of this Plan.

**2016 CITY OF GEORGE
Residential Urban
Revitalization Area**



EXHIBIT B
LISTING OF ALL REAL ESTATE PARCELS WITHIN
GEORGE RESIDENTIAL URBAN REVITALIZATION AREA

A listing of all property owners located within the George Residential Urban Renewal Area which are assessed as residential is available for public inspection at the George City Hall.

EXHIBIT C
GEORGE RESIDENTIAL URBAN REVITALIZATION AREA
- RESOLUTION OF NECESSITY -

RESOLUTION NO. 2016-12-191

**RESOLUTION OF NECESSITY FOR
RESIDENTIAL URBAN REVITALIZATION PLAN FOR
GEORGE, IOWA**

(RESIDENTIAL TAX ABATEMENT)

WHEREAS; The City of George has resolved to create an urban revitalization district in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the identified area.

WHEREAS; The City of George has found conditions as established in Section 404.1, requiring conservation, rehabilitation, development and redevelopment measures for revitalization areas in the community.

WHEREAS; It is also determined by the City that those areas not presently in need of rehabilitation are appropriate for designation as economic development areas.

THEREFORE, BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of George finds the proposed “Residential Urban Revitalization District” to be an area in need of economic development; and

FURTHERMORE, the City resolves to create a Residential Urban Revitalization Plan in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the identified area.

James L. Cuttell, Mayor of George

Attest:

Laurie Koerselman, George City Clerk

EXHIBIT D
GEORGE RESIDENTIAL URBAN REVITALIZATION AREA
- PUBLIC HEARING NOTICE -

NOTICE OF PUBLIC HEARING
For George Residential
Urban Revitalization Plan for Tax Abatement

____ (Day) ____, ____ (Date) ____, 2017 at ____ p.m. George City Hall

Pursuant to the provisions of Chapter 404, Code of Iowa, whereas, the City of George finds an area within the community appropriate for new single and multiple family residential development; and whereas, the proposed area includes all qualified real estate parcels located within the designated Residential Urban Revitalization Area, as seen in the urban revitalization plan available for public review at City Hall. The City of George announces a public hearing to discuss the adoption and implementation of an Urban Revitalization Plan (tax abatement) for residential development.

EXHIBIT E
LETTER TO PROPERTY OWNERS FOR PUBLIC HEARING

City of George
City Hall, 120 S. Main Street
George, Iowa 51237
Ph: 712-475-3612

(Date)

Dear property owner:

The Urban Revitalization Act, Chapter 404, Iowa Code, was enacted to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. The primary intent of this bill is to provide cities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction of residential properties that might not otherwise have occurred.

The George City Council has adopted a resolution of necessity designating a proposed district within the community in need of new and rehabilitated single and multiple family residential development. Furthermore, the City of George will hold a public hearing on ____ (date) ____, 2016 at ____ p.m. in City Hall to consider the establishment of a residential Urban Revitalization Area. The location of this proposed Area consists of all lands within the city limits of George that are zoned either R-1, R-2 or R-3 and are assessed as residential by the Lyon County Assessor.

An application for tax abatement will be considered for new construction and substantial renovation projects on single and multiple family residential properties. A copy of the proposed George Residential Urban Revitalization Plan is available for review at City Hall. The tax abatement schedule will consist of:

Single Family Residential Dwellings

Five (5) years of tax exemption on 100% of the first \$75,000 of the actual value added by the improvements

Multiple Family Residential Dwellings assessed as commercial and consisting of 3 or more units with separate living quarters with at least 75% of the space used for residential purposes.

- Ten (10) years of tax exemption on one hundred percent (100%) of the actual value added for improvements. Improvements must increase the assessed valuation by a minimum of 10% and be in an amount of not less than \$10,000.

Property owners may present oral comments at the public hearing. Written comments should be sent to the George City Clerk, 120 S. Main Street, George, Iowa 51237. Written comments will be read aloud during the public hearing.

Sincerely,

Mayor of George

EXHIBIT F
RESOLUTION ADOPTING THE GEORGE RESIDENTIAL
URBAN REVITALIZATION PLAN

RESOLUTION NO. 2017-01-194

**RESOLUTION ADOPTING
GEORGE RESIDENTIAL URBAN REVITALIZATION PLAN**

WHEREAS; The City of George found conditions as established in Chapter 404, Code of Iowa, to allow conservation, development and redevelopment measures implemented within the community.

WHEREAS; The City of George has notified all affected property owners and residents within the community of a public hearing where opinions could be expressed about the creation and implementation of a proposed residential urban revitalization district.

WHEREAS; After conducting a public hearing and determining that a need exists to implement measures to increase new and rehabilitated single and multiple family residential developments within the community, the City of George is committed to assist property owners, builders, and developers to construct residential establishments within the community.

THEREFORE, BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of George hereby adopts the Residential Urban Revitalization Plan to help spur housing development and redevelopment within the community.

James L. Cuttell, Mayor City of George

Attest:

Laurie Koerselman, George City Clerk

EXHIBIT G
ORDINANCE DESIGNATING GEORGE RESIDENTIAL
URBAN REVITALIZATION AREA

ORDINANCE NO. 233

**AN ORDINANCE DESIGNATING AN AREA OF GEORGE, IOWA
AS THE RESIDENTIAL URBAN REVITALIZATION AREA**

WHEREAS, pursuant to the provisions of Chapter 404, Iowa Code, (the “Act”), the governing body of a city may, by ordinance, designate an Area of the city as a revitalization area upon the completion of procedures specified in the Act; and as a revitalization area upon the completion specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the George City Council has, by resolution, determined with respect to an Area within the city hereinafter described in Section 1 and known as the George Residential Urban Revitalization Area:

- (a) George Residential Urban Revitalization Area is an area appropriate for the development and redevelopment of new and rehabilitated single and multiple family residential developments as designated in Section 403.17, Code of Iowa.
- (b) The residential development to occur within the George Residential Urban Revitalization Area is necessary in the interest of the city, and the Urban Revitalization Area substantially meets criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the City prepared an Urban Revitalization Plan for the George Residential Urban Revitalization Area and held a public hearing on the Plan for the proposed revitalization Area;

NOW, THEREFORE, be it ordained by the City Council of George, in Lyon County, Iowa, as follows,

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, an Area containing eligible real estate parcels within the incorporated city limits of the City of George, Iowa is hereby designated as an Urban Revitalization Area under the Act, which shall be known as the George Residential Urban Revitalization Area. Such designated Area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to be included in the Urban Renewal Area. Furthermore, the boundaries of the Urban Revitalization Area shall include future annexation areas.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved on this 10th day of January, 2017

James L. Cuttell, Mayor City of George

Attest:

Laurie Koerselman, George City Clerk

RESIDENTIAL TAX ABATEMENT – GEORGE, IOWA
APPLICATION FOR RESIDENTIAL PROPERTY TAX EXEMPTIONS

DATE OF SUBMISSION: _____

NAME OF TITLE HOLDER OF PROPERTY: _____

ADDRESS OF PROPERTY: _____

LEGAL DESCRIPTION (can be obtained from Lyon County Courthouse): _____

ADDRESS OF OWNER (if different from above): _____

PHONE NUMBER (daytime number): _____

EXISTING PROPERTY USE: _____ RESIDENTIAL _____ AGRICULTURAL
_____ OTHER _____ VACANT / NO USE

PROPOSED USE: _____ SINGLE FAMILY RESIDENTIAL _____ OTHER
_____ MULTIPLE FAMILY RESIDENTIAL

NATURE OF IMPROVEMENTS: _____ CONSTRUCTION OF NEW RESIDENTIAL USES ON
AN EMPTY/UNDEVELOPED LOT
_____ CONSTRUCTION OF RESIDENTIAL USES ON AN
EXISTING DEVELOPED LOT
_____ IMPROVEMENTS TO EXISTING RESIDENTIAL USES
_____ CONSTRUCTION OF MULTIPLE FAMILY RESIDENTIAL

DESCRIBE IMPROVEMENTS TO PROPERTY: _____

APPLICANT'S CHOICE FOR TAX ABATEMENT:

_____ SINGLE FAMILY RESIDENTIAL DWELLING assessed as residential property
Five (5) years of tax exemption on 100% of the first \$75,000 of the actual value added by the improvements

_____ MULTIPLE FAMILY RESIDENTIAL assessed as residential (consisting of 3 or more units)
Five (5) years of tax exemption on 100% of the actual value added by the improvements.

ESTIMATED OR ACTUAL DATE OF COMPLETION: _____

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS: _____

SIGNED: _____

RESIDENTIAL TAX ABATEMENT

REVIEW FORM FOR TAX ABATEMENT APPLICATION GEORGE, IOWA

FOR OFFICIAL CITY/COUNTY USE ONLY

GEORGE CITY COUNCIL

DATE OF CITY COUNCIL REVIEW: _____

FOR PROPERTY OWNER(S) (name): _____

FOR PROPERTY LOCATED AT (address): _____

APPLICATION APPROVED / DISAPPROVED: _____

REASON (if disapproved): _____

CITY APPROVES TAX ABATEMENT IN THE FORM OF:

_____ SINGLE FAMILY RESIDENTIAL DWELLING assessed as residential property is eligible to receive an exemption for a period of Five (5) years on 100% of the first \$75,000 of the actual value added by the improvements

_____ MULTIPLE FAMILY RESIDENTIAL DWELLING assessed as residential property (consisting of 3 or more units) is eligible to receive an exemption from taxation for a period of Five (5) years on 100% of the actual value added by the improvements.

ATTESTED BY CITY CLERK _____

DATE FORWARDED TO COUNTY ASSESSOR: _____

LYON COUNTY ASSESSOR

DATE REVIEWED: _____

PRESENT ASSESSED VALUE: _____

ASSESSED VALUE WITH IMPROVEMENTS: _____

ELIGIBLE OR NON-ELIGIBLE FOR TAX ABATEMENT: _____

SIGNED – LYON COUNTY ASSESSOR: _____

AMENDMENT 2022 (following 10 pages)

George/456860-5/UR Revite Amend

MINUTES OF MEETING TO SET
HEARING DATE ON PROPOSED
AMENDMENT TO REVITALIZATION
PLAN

456860-5

George, Iowa

October 12, 2022

The City Council of the City of George, Iowa, met on October 12, 2022, at 7:00 o'clock p.m. at the Community Room, 115 N Main St in the City.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: ^{Ande} Bruinsma, ^{Stacy} Denekas, ^{Bob} Gruis, ^{Warren} Tiedeman, ^{Carola} Vivian

Absent: none

The City Council took up and considered a proposed amendment to the revitalization plan for the George Residential Urban Revitalization Area in the City of George, Iowa. Whereupon, Council Member Vivian moved the adoption of the resolution declaring necessity and providing for notice of hearing on proposed amendment to the revitalization plan for the George Residential Urban Revitalization Area. The motion was seconded by Council Member Denekas, and passed by record vote as follows:

Ayes: Bruinsma, Denekas, Gruis, Tiedeman, Vivian

Nays: none

Whereupon, the Mayor declared the resolution adopted as follows:

RESOLUTION NO. 2022-10-360

Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the George Residential Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of George, Iowa, has designated an area of the City as a revitalization area known as the George Residential Urban Revitalization Area (hereinafter referred to as the "Urban Revitalization Area") and adopted an Urban Revitalization Plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, pursuant to the provisions of the Code, before amending the plan for the Urban Revitalization Area, the City must prepare an amended plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Code; and

WHEREAS, it has been proposed that the Plan for the Urban Revitalization Area be amended to (i) clarify the tax exemption schedules for the residential assessment classifications; (ii) clarify the required actual value added by improvements in the Urban Revitalization Area; (iii) clarify the time frame for eligibility for tax abatement under the Plan; and (iv) add language addressing property that is situated in both the Urban Revitalization Area and the City's urban renewal areas; and

WHEREAS, an amendment to the plan (the "Plan Amendment") for the Urban Revitalization Area has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Plan Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of George, Iowa, as follows:

Section 1. It is hereby found and determined that the Plan Amendment attached hereto as Exhibit A has been prepared in accordance with the provisions of the Code.

Section 2. This City Council will meet at 7 o'clock p.m., on November 9, 2022, at Community Room, 115 S Main St, in the City, at which time and place it will conduct a public hearing on the Plan Amendment, pursuant to the Code.

Section 3. The City Clerk is hereby authorized and directed to give notice as required by the provisions of the Code of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Section 4. Such notice shall be in the applicable form substantially, as follows:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF GEORGE, IOWA, RELATING TO THE ADOPTION OF AN AMENDMENT TO THE PLAN FOR THE GEORGE RESIDENTIAL URBAN REVITALIZATION AREA FOR THE CITY OF GEORGE, IOWA, PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of George, Iowa, an Amendment (the "Amendment") to the Revitalization Plan (the "Plan") for the George Residential Urban Revitalization Area (the "Urban Revitalization Area") within the City.

This City Council will meet at 7 o'clock p.m., on November 9, 2022, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") on the proposal to adopt the Amendment, pursuant to the provisions of the Code. At such public hearing all residents of the City, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amendment, pursuant to the Code.

The Amendment will (i) clarify the tax exemption schedules for the residential assessment classifications; (ii) clarify the required actual value added by improvements in the Urban Revitalization Area; (iii) clarify the time frame for eligibility for tax abatement under the Plan; and (iv) add language addressing property that is situated in both the Urban Revitalization Area and the City's urban renewal areas.

Published by order of the City Council of the City of George, Iowa.

Loralie Wibben
City Clerk

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ber 19,
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g. Mayor
o order at
d by Mayor
Bruinsma,
nd Carol
deman.
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the motion.

owing Reso-
ON REGARD-
ORY ON THE
S ACCOUNTS
and moved
d. Vivian

THANKS
to the City Clerk
for the infor-
mation. (s/s)
O. 259

**Lyon County
News, Inc.**
Page 5 October 27, 2022

repair then an application and fee are
required. An applicant shall submit to
the City Clerk the application and fee
prior to beginning work. The cost of
the permit shall be twenty-five dollars
(\$25.00).

SECTION II. REPEALER. All ordinances
or parts of ordinances in conflict with
the provisions of this ordinance are
hereby repealed.

IN III. SEVERABILITY CLAUSE. If
any provision or parts of this
ordinance shall be adjudged invalid
by a court of competent jurisdiction,
such adjudication shall not affect the
validity of the remainder of the
ordinance. The City Council hereby
declares that the ordinance is a
valid exercise of its legislative
power and that the ordinance is
not repugnant to the Constitution
of the State of Iowa.

OPEN FORUM: None.
REPORTS: None.

Gruts made a motion to approve the
consent items. Vivian seconded the
motion. All present cast aye votes, mo-
tion carried.

A & B, Copier Lease 200.0
AFLAC Fire-Tax, Group Insurance 60.0
Alliant Utilities, Elec/Gas 7,016.3
Amazon, Books 188.1
Arnie Eben, Zoning Admin. Fees 2,005.1
Baker & Taylor, Books 391.1
Century Business Products, Copier
Lease 192.
CFE, Supplies 1,974.
Computer Clinic, Security Cameras 2,560.
Cooperative Energy Co., Fuel/Repair
Parts 1,072.
Core & Main, Fire Hydrant Replace-
ment 4,967.
DKS Sales, Thank you signs 235.
Del Thiner, Demolition Progra 2,500.
Denny's Sanitation, GB-446.89 x 51
12.09 x 20 / RC-461.38 x 51 / Durr
sters 8.19.
EFTPS, Fed/PICA Tax 3.33.
Eve Klingenberg, Replace Septic ho

**Notice of Public
Hearing**
NOTICE OF PUBLIC HEARING OF THE
CITY COUNCIL OF GEORGE, IOWA,
RELATING TO THE ADOPTION OF
AN AMENDMENT TO THE PLAN FOR
THE GEORGE RESIDENTIAL URBAN
REVITALIZATION AREA FOR THE CITY OF
GEORGE, IOWA, PURSUANT TO CHAP-
TER 404 OF THE CODE OF IOWA
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the Urban Revitalization Area; (iii)
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tax abatement under the Plan; and (iv)
add language addressing property that
is situated in both the Urban Revita-
lization Area and the City's urban renewal
areas.
Published by order of the City Council
of the City of George, Iowa,
Loralie Wibben
City Clerk

all 00	Budget 00
40,225	446,211
0	0
40,225	446,211
0	0
44,307	35,000
192,207	28,115
1,700	3,400
31,294	13,800
590,517	312,900
260,001	230,500
430	0
192,600	107,600
100,432	137,000
1,402,914	1,234,000
0	0
140,657	163,700
107,750	209,000
0	0
251,420	316,800
30,000	25,000
170,700	197,000
170,700	172,700
10,000	47,000
201,900	1,212,100
200,310	403,500
1,502,200	1,311,000
100,432	137,000
1,401,355	1,444,700
249,390	110,000
1,100,000	1,320,700
2,707,024	3,300,700

Approved: _____
Loralie Wibben
City Clerk

STATE OF IOWA)

SS)

LYON COUNTY)

I, Milli Krull being
duly sworn, on my oath do say that I am publisher
of The Lyon County News, Inc., a newspaper issued
weekly and printed at George, Iowa, in said County
of Lyon, that the notice was inserted and published
in said newspaper, in the issue of:

Notice of public hearing

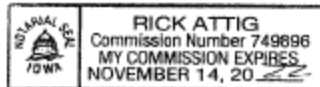
October 27 A.D., 20 22 and the
reasonable fee for publishing said notice is:
\$ 28.80

Milli Krull
Signed

Subscribed in my presence, and sworn to before me
this

8 day of November 20 22
Given under my hand and Notarial Seal.

Rick Attig
Notary Public



Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE
CITY COUNCIL OF GEORGE, IOWA,
RELATING TO THE ADOPTION OF
AN AMENDMENT TO THE PLAN FOR
THE GEORGE RESIDENTIAL URBAN
REVITALIZATION AREA FOR THE CITY OF
GEORGE, IOWA, PURSUANT TO CHAP-
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NOTICE IS HEREBY GIVEN: That there is
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ization Area (the "Urban Revitalization
Area") within the City.

This City Council will meet at 7 o'clock
p.m., on November 9, 2022, at which
time a hearing will be held pursuant
to the provisions of Chapter 404 of
the Code of Iowa (the "Code") on the
proposal to adopt the Amendment,
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Code. At such public hearing all
residents of the City, and any other
person having an interest in the
matter may appear and be heard
for or against the adoption of the
Amendment, pursuant to the Code.
The Amendment will (i) clarify the
tax exemption schedules for the
residential assessment classifica-
tions; (ii) clarify the required actual
value added by improvements in
the Urban Revitalization Area; (iii)
clarify the time frame for eligibility for
tax abatement under the Plan; and (iv)
add language addressing property that
is situated in both the Urban Revitaliza-
tion Area and the City's urban renewal
areas.

Published by order of the City Council
of the City of George, Iowa.
Loralys Wibben
City Clerk

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

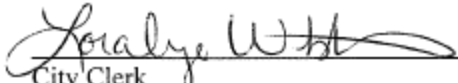
Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 12, 2022.



Mayor

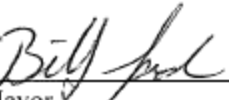
Attest:



City Clerk

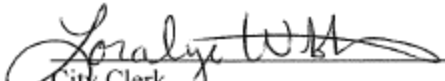
.....

There being no further business to come before the meeting, it was upon motion adjourned.



Mayor

Attest:



City Clerk

HEARING ON PROPOSED
AMENDMENT TO REVITALIZATION
PLAN AND RESOLUTION TO ADOPT
AMENDMENT

George, Iowa

456860-5

November 9, 2022

A meeting of the City Council of the City of George, Iowa, was held at Community Room; 115 S Main St in the City, at 7:00 p.m., on November 9, 2022. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Ande Bruinsma, Stacy Denekas, Carola Vivian
Absent: Bob Gruis, Warren Tiedeman

The Mayor announced that this was the time and place set for hearing on the 2022 Amendment to the Plan for the George Residential Urban Revitalization Area. All written objections, statements, and evidence heretofore filed were read, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here, and on a separate page if necessary, list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member Denekas introduced the resolution next hereinafter set out, and moved that the said resolution be adopted; seconded by Council Member Vivian; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: Bruinsma, Denekas, Vivian
Nays: none Absent: Gruis, Tiedeman

Whereupon, the Mayor declared the said resolution adopted, as follows:

-1-

DORSEY & WHITNEY LLP, ATTORNEYS, CARROLL, IOWA

RESOLUTION NO. 2022-11-366

Resolution Adopting Amended and Restated Urban Revitalization Plan for the George Residential Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of George, Iowa (the "City"), has designated certain real property situated within the City as the George Residential Urban Revitalization Area (the "Urban Revitalization Area") and has adopted an Urban Revitalization Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan be amended to (i) clarify the tax exemption schedules for the residential assessment classifications; (ii) clarify the required actual value added by improvements in the Urban Revitalization Area; (iii) clarify the time frame for eligibility for tax abatement under the Plan; and (iv) add language addressing property that is situated in both the Urban Revitalization Area and the City's urban renewal areas; and

WHEREAS, pursuant to the provisions of the Code, before amending the Plan, the City must prepare an amended plan, hold a public hearing thereon, and otherwise comply with the procedures set forth therein; and

WHEREAS, an amendment to the plan (the "Plan Amendment") has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Plan Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Code, the City Council has held a public hearing on the Restated Plan on November 9, 2022;

NOW, THEREFORE, Be It Resolved by the City Council of the City of George, Iowa, as follows:

Section 1. The Restated Plan is hereby adopted in the form attached hereto as Exhibit A.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 9, 2022.


Billy Sprock, Mayor

Attest:


Loralie Wibben, City Clerk

-2-

DORSEY & WHITNEY LLP, ATTORNEYS, CARROLL, IOWA

EXHIBIT A

PLAN AMENDMENT

By virtue of this amendment, the Urban Revitalization Plan (the "Plan") for the George Residential Urban Revitalization Area (the "Area") is hereby amended as follows:

Section 1. Section 5.2 of the Plan is hereby amended to read as follows:

5.2 TERM OF REVITALIZATION BENEFITS

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.

Section 2. Section 7.4 of the Plan is hereby amended to strike the last sentence of the section and to read as follows:

7.4 ACTUAL VALUE ADDED BY THE IMPROVEMENTS

For purposes of this Plan, "actual valued added by the improvements" shall mean the actual value added as of the first year of which the exemption was received.

Section 3. Section 7.5 of the Plan is hereby amended to read as follows:

7.5 INCREASE IN VALUE ADDED REQUIREMENT

In order to qualify for the tax exemptions or other benefits conferred in this Plan, the improvements made to qualified real estate must increase the actual value of such real estate by at least ten percent (10%).

Section 4. Section 8 of the Plan is hereby amended to read as follows:

8. TAX EXEMPTION SCHEDULE

Residential Improvements (Single Family). All qualified real estate assessed as residential property, *excluding property classified as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa*, is eligible to receive an exemption from taxation for a period of five years on 100% of the first \$75,000 of actual value added by the improvements.

Residential Improvements (Residential Facilities containing three or more dwelling units). All qualified real estate assessed as residential property *under Section 441.21, subsection 14, paragraph "a", subparagraph (6) 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.

Section 5. The Plan is hereby amended to add the following section:

SECTION 12.

A portion of the real property in the Area may also be included in the City's 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 Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section 8 of this Plan.

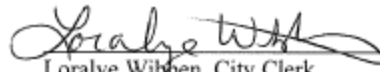
ATTESTATION CERTIFICATE

STATE OF IOWA
LYON COUNTY
CITY OF GEORGE

SS:

I, the undersigned, City Clerk of the City of George, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of the public hearing on and approval of Restated Plan for the George Residential Urban Revitalization Area, including a true and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this 17 day of November, 2022.


Loralye Wibben, City Clerk