

**City-Wide Urban Revitalization Plan**  
**for**  
**The City of Newton, Iowa**

**Originally Adopted**  
**January 18, 1993 by Resolution No. 93-13**

**Amended December 6, 1999**  
**by Resolution No. 99-183**

**Amended October 22, 2002**  
**by Resolution No. 2002-146**

**Amended May 7, 2007**  
**by Resolution No. 2007-047**

**Amended March 4, 2013**  
**by Resolution No. 2013-030**

**Amended December 19, 2016**  
**By Resolution No. 2016-274**

**Amended December 3, 2018**  
**By Resolution No. 2018-284**

**Amended December 2, 2019**  
**By Resolution No. 2019-261**

**Amendment November 16, 2020**

**By Resolution No. 2020- 269**

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## **Title:**

The following plan shall constitute the “City-Wide Urban Revitalization Plan”.

## **Area Boundaries:**

The City-Wide Urban Revitalization Area (hereinafter referred to as the “Area”) is all real property situated in the incorporated limits of the City of Newton, Iowa as of December 1, 2020, and more particularly described in the boundary description as Exhibit 1 and shown on the map attached as Exhibit 2.

Such City-Wide Urban Revitalization Area shall also include all other areas subsequently annexed to the City of Newton as long as this plan is in effect, except for areas specifically excluded in annexation resolutions.

## **Purpose:**

The plan is prepared to conform with Section 404.2 of the Code of Iowa, for the purpose of outlining procedures whereby the Area, hereinafter to be designated by ordinance, need be revitalized and the potential for development be enhanced. The adoption of the plan will enhance the revitalization of the Area resulting in the improvement of the public health, safety and welfare of the residents of the City.

## **Goals:**

The goals of this revitalization plan are:

- To encourage the revitalization of the Area.
- To stabilize and increase the tax base within the City.
- To improve the City through new construction and rehabilitation of existing residential, commercial, and industrial property.
- To enhance the Area by increasing land values and providing an overall aesthetic improvement.
- To make needed public improvements within the Area.

## **Existing Zoning:**

The standards for development for the purposes of this plan shall be the standards set in the zoning ordinance. The Zoning Ordinance and Official Zoning Map, as may from time to time be amended, for the City of Newton is made a part of this plan by reference as if recited in full within the plan.

## **Land Use:**

The Comprehensive Plan and Future Land Use Map of the City of Newton were adopted in October 2012, amended in 2014, 2016, 2018, and 2020.

The intent for future land use is contained in the Comprehensive Plan as adopted and may be amended from time to time to promote the orderly development of the city.

## **City Services:**

The City provides a broad range of services to all property owners. The City intends to provide additional public improvements to the Area for the duration of the plan. However, the existing public improvements should be better utilized through the increased development of the Area. This better utilization is expected to have the effect of reducing the costs to the City in providing services to the Area.

## **Revenue Bonds:**

The City will issue revenue bonds for eligible projects in the Area, in accordance with Section 419.17 of the Code of Iowa, as amended, provided that approval for the issuance of revenue bonds shall be considered separately from any request incurred by the City due to the approval and issuance of the bonds. Requests for the City to issue revenue bonds for a project must be made prior to the start of any project.

## **Basis of Tax Exemption:**

Improvements eligible for exemption include rehabilitation, additions to existing structures and some new construction projects on vacant land or land with existing structures when constructed in accordance with an approved building permit. Actual value added by eligible improvements, as cited (or referenced) in this plan, means the actual value added as of the first year for which the exemption is granted. The minimum increase in the actual value of the real estate required to be eligible for the exemptions provided in this plan shall be as required by Chapter 404 of the Code of Iowa. No change can be made once the application is approved and the exemption is granted.

1. All qualified real estate assessed as residential property is eligible to receive an exemption from taxation based on the actual value added by the improvements, except for projects that qualify for the City's City-Wide Housing Incentive Program (December 2, 2019: Reso: 2019- 260).

The exemption is for a period of five (5) years. The amount of the exemption is equal to one-hundred percent (100%) of the actual value of the improvements for year one and year two, and fifty percent of the actual value of the improvements for year three, year four, and year five. However, the amount of the actual value added by the improvements which shall be used to compute the exemption shall not result in the actual value of the qualified real estate being reduced below the actual value on which the homestead credit is computed under section 425.1.

Applicants who fail to submit their application to the City of Newton Community Development Department on or before January 10 of the year of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements are first assessed.

2. All qualified real estate assessed as industrial property, not located within a City of Newton TIF District, is eligible to receive an exemption from taxation on the actual value added in accordance with State of Iowa Code 427B. The schedule, as found in State of Iowa Code 427B, is as follows:
  - (1) For the first year, seventy-five percent.
  - (2) For the second year, sixty percent.
  - (3) For the third year, forty-five percent.
  - (4) For the fourth year, thirty percent
  - (5) For the fifth year, fifteen percent.
  
3. All qualified real estate assessed as multi-residential property, that is not located within a City of Newton TIF District, is eligible to receive an exemption from taxation based on the actual value added by the improvements. The exemption is for a period of five (5) years and is as follows:
  - (1) For the first year, seventy-five percent
  - (2) For the second year, sixty percent.
  - (3) For the third year, forty-five percent.
  - (4) For the fourth year, thirty percent
  - (5) For the fifth year, fifteen percent.
  
4. Within the geographical area identified as the North Central Urban Renewal Area as shown on Exhibit 3 to this Plan, Tax Abatement shall be available to property classified as Residential and shall begin with Assessment Year 2008. All other terms, conditions, qualification criteria, and definitions of the Plan shall apply equally to this area.
  - a. Downtown Large Project Program: Within the geographical area identified as the North Central Urban Renewal Area as shown on Exhibit 3 to this Plan, tax exemption in an amount up to or equal to one-hundred percent (100%) of the actual value of the improvements for nine (9) years, shall be available to mixed-use, single structure development meeting the following conditions:
    - i. The development is located on a single parcel and zoned C-CBD and consists of a single structure located within 1 city block of the Jasper County Courthouse.
    - ii. The Jasper County Assessor has classified a portion of the structure as multi-residential and has classified the remaining portion of the structure as commercial.
    - iii. The development is a rehabilitation of an existing building.
    - iv. The development has received Historic Tax Credits for rehabilitation, and the rehabilitation of the building aligns with the Secretary of Interior's Standards for Rehabilitation.
    - v. The improvements have a construction valuation exceeding \$10 million.

## **Application Procedures:**

An application for exemption shall be made on the forms provided by the Community Development Department as shown as Exhibit 4. A separate application will be required and filed for each new exemption claimed. The application for an exemption shall be filed by the owner(s) of record of eligible property with the City Council through the Community Development Department by the tenth day of January of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements are first assessed.

The City Council shall approve applications submitted if:

- a) The improvements, as determined by the City Council, are in conformance with this plan; and,
- b) The project is located within the Area; and
- c) The improvements were made during the time the Area was so designated

All applications approved by the City Council shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa, no later than the first day of March of each year with a statement indicating the authorized exemption. 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, if any, due to the improvements and notify the applicant of that determination. The value may be appealed to the local Board of Review pursuant to Section 441.37 of the Code of Iowa. After initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the 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 the succeeding years.

## **Relocation:**

Any owner(s) requesting exemption for improvements made to an existing residential dwelling unit shall be required to provide evidence, prior to approval of any exemption, that compensation has been paid to the tenant in the amount of at least one (1) month's rent, if the tenant was:

- a) Displaced due to improvements, directly or indirectly, for which an exemption is requested; and,
- b) The legal occupant of the residential dwelling unit has occupied the dwelling continuously for at least one (1) year prior to completion of the improvements for which an exemption is requested.

Evidence of payment of relocation shall be a statement signed by the tenant that one (1) month's rent has been paid (prior to the date of the approval of the application for exemption) and a copy of the receipt for such payment signed by the owner(s) and tenant.

On all applications for exemption for improvements to existing residential dwelling unit(s), the applicant shall provide evidence of the relocation payment or indicate on the application that no tenants are eligible and the relocation requirement does not apply.

## **Additional Conditions:**

The following conditions also must be met by the applicant for approval of an application for exemption:

- a) A residential or multi-residential dwelling unit for which an exemption is requested must, prior to or as a result of the improvements, be in compliance with the minimum requirements of the Newton Minimum Housing Code.
- b) The improvements for which an exemption is requested shall be completed in accordance with an approved building permit and the building permit number entered on and made part of the application. The improvements shall have passed a final building inspection and received a Certificate of Occupancy.
- c) Improvements for which an exemption is requested shall be in conformance with the Newton Zoning Ordinance.

## **Other Sources of Revitalization Funds:**

Financial sources for improvements are available from usual commercial lending institutions.

## **Duration:**

This plan shall take effect on the effective date of the ordinance designating the Area and shall continue to be in effect until December 31, 2023, provided that:

- a) The City Council may find, after review of the impact of the plan, that the plan need be extended shall pass a resolution stating the number of years the plan is extended; and,
- b) If the plan, as determined by the City Council, is no longer of benefit to the City, the City Council may repeal the ordinance designating the Area prior to the expiration of the original or extended period. In the event the ordinance is repealed all existing exemptions shall continue until their expiration.

## **Owners of Record and Existing Assessed Valuations:**

A list of the names, addresses, and assessed valuations for land and buildings of the owners of record of all real estate within the designated Area is kept on file at the Jasper County Auditor's Office.

## Exhibit 1- City Limits Description:

Part of Township 79 and 80 North, Range 19 West of the 5<sup>th</sup> P.M. and Township 79 North, Range 18 West of the 5<sup>th</sup> P.M., Jasper County, Iowa, described as:  
Beginning at the NW corner of the South half of the SW Quarter of Section 24-80-19;  
Thence east along the North line to the NE corner of the said South half of the SW Quarter of Section 24-80-19;  
Thence South along the East line of the SW Quarter of said Section 24-80-19 and the East line of the NW Quarter of Section 25-80-19, to the center of said Section 25-80-19;  
Thence west along the South line of the NW Quarter of said Section 25-80-19, 1208.5 ft. to the East right-of-way line of E. 31st St. N.;  
Thence Southerly along said East right-of-way line to a point 180 ft. north of the centerline of N. 4th Ave. E.;  
Thence East along a line 180 ft. normally distant Northerly and parallel to the centerline of North 4th Avenue East, to a point 183 ft. East of the centerline of East 31st Street North said point being 180 ft. North and 183 ft. East of the SE corner of the SW Quarter of the SW Quarter of Section 25 of said Township 80;  
Thence South along a line 183 ft. normally distant Easterly and parallel to the centerline of E. 31st St. N. to a point 224.56 ft. North of the centerline of US Hwy. 6;  
Thence South 87°35'50" E. 49.04 ft.;  
Thence South 76°29'55" E. 113.23 ft. to the West right-of-way line of Halter Ave.;  
Thence Southwesterly along said West right-of-way line 55.99 ft. along a 349 ft. radius curve, concave Northwesterly;  
Thence South 89°34'49" W., 9.31 ft.;  
Thence Southwesterly along said west right-of-way line along a 342 ft. radius curve, concave Northwesterly to point on the north right-of-way line of US Highway 6;  
Thence Easterly along said north right-of-way line to the West line of the NE Quarter of Section 36-80-19;  
Thence North along said West line to the North Quarter corner of said Section 36;  
Thence East along the North line of said Section 36 to the NE corner of said Section 36;  
Thence South along the East line of said Section 36 to the North right-of-way line of U.S. Hwy. 6;  
Thence Southwesterly along said North right-of-way line to a point lying normal to a point on the centerline of said U.S. Hwy. 6, 50 ft. East of the West line of the NE Quarter of said Section 36 as measured along U.S. Hwy. 6 centerline;  
Thence Southeasterly through said point on centerline to a point on the South right-of-way line of said U.S. Hwy. 6 lying normal to said centerline point;  
Thence Southwesterly along said South right-of-way line to the East line of the West half of said Section 36;  
Thence South along the East line of the West half of said Section 36 to the NW corner of the South half of the SW Quarter of the SE Quarter of said Section 36;  
Thence East along the North line of said South half of the SW Quarter of the SE Quarter to the NE corner of said South half of the SW Quarter of the SE Quarter;  
Thence South along the East line of said SW Quarter of the SE Quarter to the South line of said Section 36;  
Thence East along said South line of Section 36 to the SE corner of said Section 36;  
Thence South along the East line of Section 1 of said Township 79 to the Southeast corner of the NE Quarter of the NE Quarter of said Section 1;  
Thence West, 94.1 ft. to the Westerly right-of-way line of a public highway (Interstate Highway #80);  
Thence Southerly and Westerly along said right-of-way line to a point 150 ft. east of the East line of the West half of the West half of said Section 1;  
Thence South along a line 150 ft. normally distant Easterly and parallel to said East line, to a point on the South right-of-way line of Interstate Highway #80;  
Thence Easterly along South right-of-way line of Interstate Highway #80 to a point on the East line of the SE Quarter of Section 1-79-19;  
Thence continuing Easterly along the South right-of-way line of Interstate Highway #80 to a point on the East line of the SW Quarter of the NW Quarter of Section 6-79-18;  
Thence South along said East line and the East line of the NW Quarter of the SW Quarter of Section 6-79-18 to the SE corner of said NW Quarter, SW Quarter, Section 6-79-18;  
Thence West along the South line of the NW Quarter of the SW Quarter of Section 6-79-18 to the east line of the SE Quarter of Section 1-79-19;  
Thence south 00°25'27" east, 212.00 feet along the east line of the southeast quarter of the southeast quarter of said Section 1; thence south 89°26'06" west, 63.80 feet; thence southwesterly 571.83 feet along the arc of a non-tangent curve concave to the northwest with a central angle of 25°12'09", a radius of 1,300.00 feet and a chord that bears south 41°59'02" west, 567.23 feet; thence south 54°35'06" west, 107.16 feet, said line being tangent to the aforesaid curve; thence south 42°21'36" west, 306.96 feet; thence south 54°35'06" west, 304.86 feet to the westerly right-of-way line, now abandoned, of the Chicago and Northwestern Railway Company; thence south 39°25'57" east along said westerly right-of-way line to the south line of said Section 1; hence west 268 feet along said south line;

Thence south 89°49'11" west to a point 253.53 feet east of the Southeast corner of Parcel "H" in the south half of the southeast quarter of section 1 and the north half of the northeast quarter of section 12 all in township 79 north, range 19 west of the fifth principal meridian, as recorded in book 1153, page 100 in the Jasper County Recorder's Office; thence southwesterly, 620.37 feet along the arc of a non-tangent curve concave to the southeast with a central angle of 39°33'17", a radius of 1,000.00 feet and a chord that bears south 22°13'34" west, 676.73 feet;

Thence south 84°24'26" east, 325.86 feet; thence north 64°15'42" east, 273.15 feet; thence north 52°50'05" east, 120.53 feet; thence north 69°34'59" east, 262.92 feet; thence south 43°12'00" east, 350.00 feet; thence south 50°13'22" east, 618.35 feet to the easterly extension of the north line of said lands of van zee; thence north 89°59'33" west, 1,086.48 feet along the easterly extension of and the north line of said lands of Van Zee, as recorded in book 865, page 483 in the Jasper County Recorder's Office; thence north 54°40'24" west to the east line of the NW Quarter of the NE Quarter of Section 12-79-19;

Thence South 343.5 ft. to the SE corner of said NW Quarter of the NE Quarter of Section 12-79-19;

Thence East 176.4 ft. along the North line of the SE Quarter of the NE Quarter of said Section 12-79-19;

Thence South 938.3 ft. along a line parallel to the West line of the SE Quarter of the NE Quarter of Section 12-79-19;

Thence North 81°11' E. 496.8 ft. to the centerline of Lincoln Street;

Thence South 12°40' E. along the centerline of Lincoln Street to a point on the South line of North half of Section 12-79-19;

Thence west along the South line of North half of Section 12-79-19 to the center of Section 12;

Thence South 3°05'49"E., 1,003.12 ft. along the East line of the NE Quarter of the SW Quarter of said Section 12;

Thence South 41°55'23"E., 630.52 ft.;

Thence South 87°01'55"W., 359.31 ft.;

Thence North 41°55'23"W., 216.74 ft. to the South line of said NE Quarter of the SW Quarter;

Thence South 87°03'35"W., 1,234.89 ft. along said South line to the SW corner of the NE Quarter of the SW Quarter of Section 12;

Thence North 3°11'04"W., 622.19 ft. along the West line of said NE Quarter of the SW Quarter;

Thence North 41°55'23"W., to the South line of the SW Quarter of the NW Quarter of Section 12-79-19;

Thence west along the South line of said SW Quarter of the NW Quarter of Section 12, 769.75 ft. to the SW corner of the SW Quarter of the NW Quarter of said Section 12;

Thence North along the West line of SW Quarter of the NW Quarter of Section 12-79-19, 957.47 ft.

Thence North 41°55'23" W. to the West line of the NE Quarter of the NE Quarter of Section 11-79-19;

Thence North 3°13'22"W., 36.44 ft. to the NW corner of said NE Quarter of the NE Quarter;

Thence North 33.0 ft. along the East line of the SW Quarter of the SE Quarter of Section 2 to the North right-of-way line of the county road;

Thence West along said North right-of-way line to the West line of said SW Quarter of the SE Quarter;

Thence North along the West line of said SW Quarter of the SE Quarter and the NE Quarter of the SW Quarter of Section 2 to a point 963.9 ft. south of the center of said Section 2;

Thence North 33°00"W., to a point 183 ft. south of the North line of the SW Quarter of said Section 2;

Thence West along a line 183 ft. normally distant Southerly and parallel to the North lines of the South half's of Sections 2 and 3 of said Township 79 to a point 150 ft. East of the East right-of-way line of East 5th Street South;

Thence South 167 ft.;

Thence West 262 ft. to the East line of the NE Quarter of the SW Quarter of Section 3;

Thence north along said East Line to a point 222.24 ft. south of the NE corner of said NE Quarter of the SW Quarter;

Thence South 80°39'W to the centerline of the abandoned C.R.I. & P. railroad;

Thence Southeasterly along said centerline to the South line of Lot 2 of the Subdivision of the NE Quarter of the SW Quarter of said Section 3 extended to said centerline;

Thence West along said South line to the Southwest corner of said Lot 2;

Thence Northwesterly along the West line of said Lot 2 to a point 350 ft. south of the North line of the South half of said Section 3;

Thence West along a line 350 ft. normally distant Southerly and parallel to the North lines of the South half's of Sections 3 and 4 of said Township 79 to a point which lies 500 ft. East of the West line of the NE Quarter of the SW Quarter of Section 4;

Thence South along a line 500 ft. normally distant Easterly and parallel to said West line to the South line of said NE Quarter of the SW Quarter;

Thence West 200 ft.;

Thence South along a line 300 ft. normally distant Easterly and parallel to said West line of the SE Quarter of the SW Quarter to the South line of said Section 4;

Thence West 300 ft. to the SW corner of the SE Quarter of the SW Quarter of said Section 4;

Thence North along the West line of the SE Quarter of the SW +Quarter and the NE Quarter of the SW Quarter to a point 466.7 ft. north of the SE corner of said NW Quarter of the SW Quarter;

Thence West 466.7 ft.;

Thence South 466.7 ft. to the South line of said NW Quarter of the SW Quarter of said Section 4;

Thence West along said South line to the SE corner of Lot 6 of the Subdivision of said NW Quarter of the SW Quarter;

Thence North 208.7 ft. along the East line of said Lot 6 to the Northeast corner of said Lot 6;

Thence West along the North line of said Lot 6 to the East right-of-way line of West 18th Street South;

Thence South along said East right-of-way line, and said right-of-way line extended, to the South line of said NW Quarter of the SW Quarter;

Thence West 150 ft. along said South line to a point 226.5 ft. East of the Southwest corner of said NW Quarter of the SW Quarter;

Thence North 51.6 ft. to a point on the South line of Lot 5 and 45.3 ft. West of the Southeast corner of Lot 5 of the Subdivision of said NW Quarter of the SW Quarter;

Thence Westerly along said South line to the Southwest corner of said Lot 5;

Thence South 51.5 ft. to the South line of said NW Quarter of the SW Quarter;

Thence West along the South line of said NW Quarter of the SW Quarter of Section 4 and the South line of the North half of the SE Quarter of Section 5 to the Easterly right-of-way line of the Iowa Interstate Railroad (IAIS);

Thence Northerly along said Easterly right-of-way line to a point 150 ft. West of the East line of Section 32 of said Township 80;

Thence North along a line 150 ft. normally distant Westerly and parallel to said East line to the North line of the SE Quarter of said Section 32;

Thence East 150 ft. along said North line to the Northeast corner of said SE Quarter;

Thence North along the East line of said Section 32 to the Northeast corner of the SE Quarter of the NE Quarter of said Section 32;

Thence East along the South line of the NW Quarter of the NW Quarter of Section 33 to the Southwest corner of Leeper's Highland Addition as shown by Plat recorded in Book 279, Page 8 in the Office of the Recorder of Jasper County, Iowa;

Thence North along the West line of said Leeper's Highland Addition to the centerline of North 2nd Avenue West extended;

Thence East 52.5 ft. along said centerline;

Thence North to the North line of Section 33;

Thence West along said North line to the NE corner of Lot E of the Subdivision of the NW Quarter of the NW Quarter of Section 33;

Thence South 150 ft. along the East line of said Lot E;

Thence West 82.5 ft. to the West line of said Lot E;

Thence North 150 ft. along the West line of said Lot E to the North line of Section 33;

Thence West along said North line to a point 180 ft. East of the West line of the SW Quarter of Section 28;

Thence North along a line 180 ft. normally distant Easterly and parallel to the West line of the SW Quarter of Section 28 to the North line of the SW Quarter of the said SW Quarter;

Thence East along said North line to the west right-of-way line of Iowa Highway #14;

Thence Northeasterly along the West right-of-way line of Iowa Hwy. 14 to the South line of the North half of the NW Quarter of Section 28;

Thence West along South lines of North half of NW Quarter of Section 28 and the North half of NE Quarter of Section 29 to a point lying 850 ft. West of the East line of the NE Quarter of the NE Quarter of Section 29;

Thence North along a line lying 850 ft. normally distant westerly and parallel to the East line of the NE Quarter of the NE Quarter of Section 29 and the SE Quarter of the SE Quarter of Section 20 to the North line of said SE Quarter of the SE Quarter of Section 20;

Thence East along the North lines of the SE Quarter of the SE Quarter of Section 20 and the South half of the SW Quarter of Section 21 to the Northeast corner of the SE Quarter of the SW Quarter of said Section 21;

Thence South along the East line of said SE Quarter of the SW Quarter to the South Quarter corner of said Section 21;

Thence East along the South line of the SE Quarter of Section 21 to the West right-of-way line of Iowa Hwy. #14;

Thence Northeasterly along said West right-of-way line of Iowa Hwy. #14 to the North line of the South 902.6 ft. of the SE Quarter of the SE Quarter of said Section 21;

Thence East along the said North line to the East right-of-way line of Iowa Hwy. 14;

Thence Northeasterly along said East right-of-way line to the NW corner of Lot 2 of the Subdivision of the SE Quarter of the SE Quarter of Section 21;

Thence Easterly to the NE corner of said Lot 2;

Thence South 409 ft. to the SE corner of said Lot 2;

Thence East 403.5 ft. to a point on the East line and 416 ft. south of the Northeast corner of said SE Quarter of the SE Quarter;

Thence South along said East line to a point 183 ft. North of the Southwest corner of Section 22;

Thence easterly along a line 183 ft. normally distant Northerly and parallel to the South line of Section 22, to the East line of the SW Quarter of said Section 22;

Thence North, 725 ft., along said East line;

Thence East 620 ft.; thence South 725 ft.;

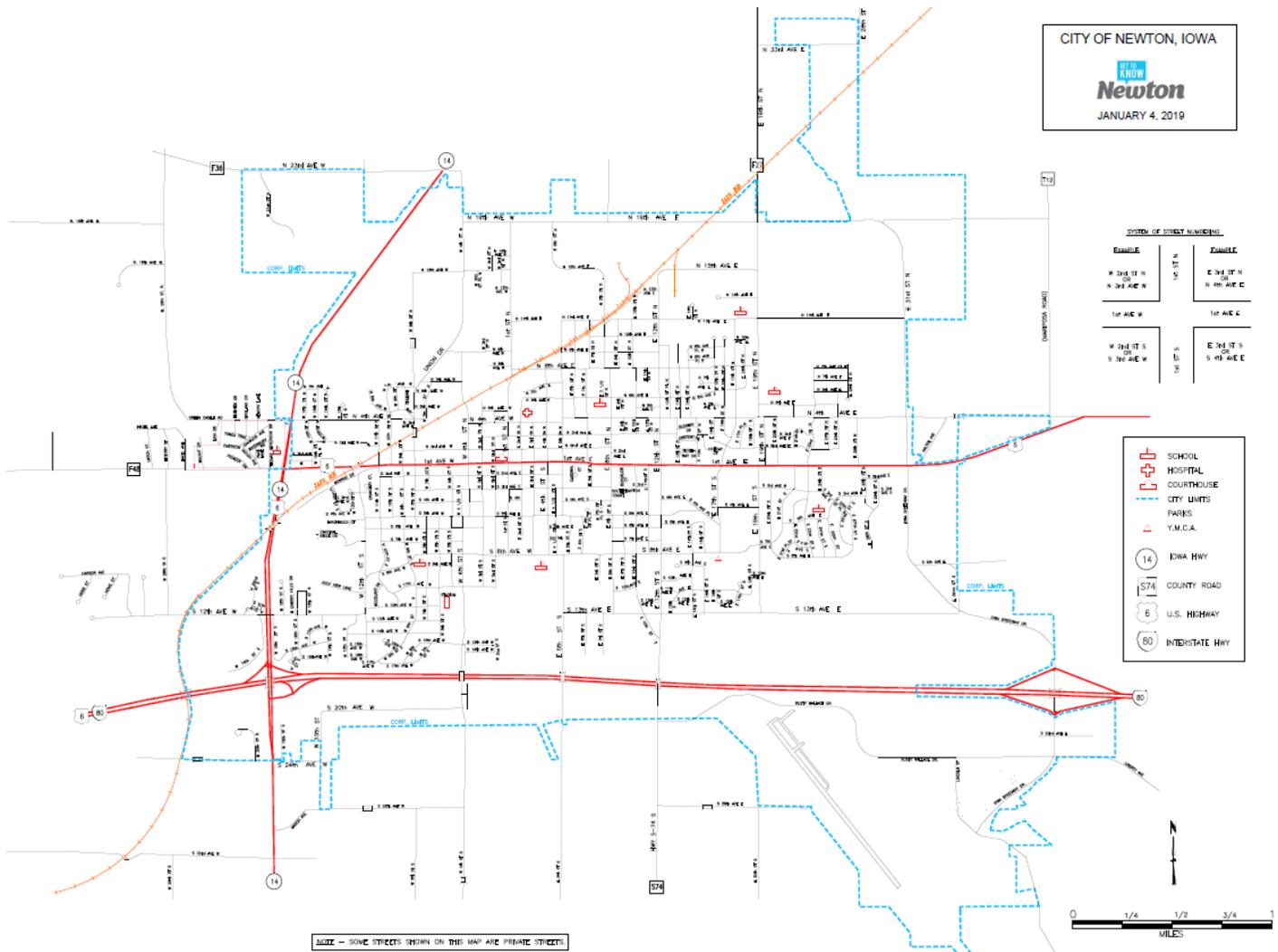
Thence East along a line 183 ft. normally distant Northerly and parallel to the South lines of Section 22 and 23, to the Easterly right-of-way line of the IAIS railroad;

Thence Northeasterly along said Easterly right-of-way line to a point 33 ft. West of the East line of the SW Quarter of Section 23;

Thence South along a line 33 ft. normally distant Westerly and parallel to said East line of the SW Quarter to a point 183 ft. North of the South line of said SW Quarter;

Thence East 216 ft. to a point 183 ft. east of the East line of said SW Quarter;  
Thence South along a line 183 ft. normally distant Easterly and parallel to the West lines of the SE Quarter of Section 23 to the South line of said Section 23;  
Thence east along said South line to a point 250.68 feet west of the SE corner of said Section 23;  
Thence North 80.33 feet along a line with an assumed bearing of N 00°00'00" W to the North Right-of-Way line of North 19th Avenue East;  
Thence N 29°52'35" W, 545.07 feet;  
Thence N 06°40'05" W, 249.21 feet;  
Thence N 43°42'50" W, 38.43 feet;  
Thence N 22°51'00" W, 188.94 feet;  
Thence N 32°59'10" W, 135.17 feet;  
Thence N 26°20'10" W, 270.37 feet;  
Thence N 52°25'15" W, 481.58 feet;  
Thence N 24°49'45" W, 336.57 feet;  
Thence N 43°11'20" W, 275.42 feet to the South line of the Iowa Interstate Railroad Right-of-Way;  
Thence northeasterly 313.06 feet along said south Right-of-Way line to the west line of the NE Quarter of the SE Quarter of Section 23-80-19;  
Thence north along said west line, and the west line of the East half of the NE Quarter of said Section 23-80-19 to the centerline of N. 33<sup>rd</sup> Ave. E.;  
Thence west along said centerline to a point 425 feet east of the west line of the NW Quarter of the NE Quarter of Section 23-80-19;  
Thence north along a line 425 feet normally distant easterly and parallel to said west line of the NW Quarter of the NE Quarter of Section 23-80-19 to the north line of said Section 23-80-19;  
Thence north 24 feet along a line 425 feet normally distant easterly and parallel to the west line of the SE Quarter of Section 14-80-19;  
Thence east along a line 24 feet normally distant northerly and parallel to the south line of said Section 14-80-19 to a point 165 feet west of the east line of said Section 14-80-19; Thence south 24 feet along a line 165 feet normally distant westerly and parallel to the east line of said Section 14-80-19 to the south line of said Section 14-80-19;  
Thence east 165 feet along the said south line of Section 14-80-19 to the SE Corner of said Section 14-80-19;  
Thence south along the East line of Section 23-80-19 to the NW corner of the South half of the SW Quarter of Section 24-80-19, which is the point of beginning.

# Exhibit 2- City Limits Map:



## Exhibit 3- Map of North Central Urban Renewal Area:



# Exhibit 4- Application Form:

## Application for Tax Abatement Newton City-Wide Urban Revitalization Area

Please Type or Print

Applicant (Owner of Record): \_\_\_\_\_ Phone No. \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Address of Property for which Tax Abatement Is Requested: \_\_\_\_\_, Newton, IA

Type of Building Improvements: \_\_\_\_\_ Building Permit No: \_\_\_\_\_

Permit Value: \_\_\_\_\_ Date Construction Completed: \_\_\_\_\_

### Type of Tax Abatement Applying for (check ONLY one):

\_\_\_\_\_ **Residential** assessed property consisting of one (1) or two (2) separate living quarters or accessory structures such as garages- one hundred percent (100%) exemption on the value added by the improvements for a period of two (2) years, followed by fifty percent (50%) exemption on the value added by the improvements for a period of three (3) years. Projects eligible for the Newton Housing Initiative Incentives are not eligible for tax abatement. Assessed value must increase by 10%.

\_\_\_\_\_ **Multi-Residential** assessed property consisting of three (3) or more separate living quarters- Seventy-five percent (75%) exemption of value added by the improvements for 1 year, Sixty percent (60%) exemption of value added for 1 year, Forty-five percent (45%) exemption of value added for 1 year, Thirty percent (30%) exemption of value added by the improvements for 1 year, Fifteen percent (15%) exemption of the value added for the improvements for 1 year. Assessed value must increase by 15%.

\_\_\_\_\_ **Downtown Large Project:** A single existing building located within the North Central URA and zoned C-CBD and that is part of a historic tax credit rehabilitation with a construction valuation of \$10 million or more is eligible for 100% tax exemption for 9 years.

\_\_\_\_\_ **Industrial** assessed property - Seventy-five percent (75%) exemption of value added by the improvements for 1 year, Sixty percent (60%) exemption of value added for 1 year, Forty-five percent (45%) exemption of value added for 1 year, Thirty percent (30%) exemption of value added by the improvements for 1 year, Fifteen percent (15%) exemption of the value added for the improvements for 1 year. Assessed value must increase by 15%.

### Acknowledgments

- (1) There were no tenants displaced by this construction, or if tenants were displaced, relocation payments were made.
- (2) The applicant certifies that all information in this application, and all information furnished in support of this application is given for the purpose of obtaining an exemption from taxes on improvements and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained from any source named herein.

Signature of Applicant: \_\_\_\_\_ Date Signed: \_\_\_\_\_

**Due Date:** Must be returned to 403 W 4 ST N, Suite 501 Newton, IA 50208 by February 1 following the completion of construction.

**City Council Action:** Approved \_\_\_\_\_ (Resolution \_\_\_\_\_) Date: \_\_\_\_\_

Denied \_\_\_\_\_ Explanation: \_\_\_\_\_

### County Assessor Action:

Reviewed and Approved \_\_\_\_\_ Date: \_\_\_\_\_

Assessed Valuation of Improvements Approved for Tax Abatement: \$ \_\_\_\_\_

Reviewed and Disapproved \_\_\_\_\_ Explanation: \_\_\_\_\_

Date Notification Sent : \_\_\_\_\_