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Res. No. 12-63



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Chad Airhart, Recorder
Dallas County IOWA



Type of Document: RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE
ADEL AMENDED AND RESTATED URBAN RENEWAL
PLAN (INCLUDING AMENDMENT NO. 2 LABELED AS
EXHIBIT 1 AND ATTACHED TO THE RESOLUTION)

B:ll
Return Document to: Brett Klein, City Administrator
City of Adel
301 S. 10th Street
Adel, IA 50003

Preparer Information: Patricia J. Martin
Ahlers & Cooney, P.C.
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Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION: See Resolution, pages 2-3

904367/10113.047

Resolution No. 12-63

A RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE ADEL AMENDED AND RESTATED URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 61191.2, adopted June 11, 1991, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Adel Amended and Restated Urban Renewal Plan (the "Original Plan") for the Adel Urban Renewal Area described therein, which Original Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, by Resolution No. 92-6 adopted on April 14, 1992, this Council approved Amendment No. 1 to the Original Plan, which Amendment No. 1 is on file in the office of the Recorder of Dallas County; and

WHEREAS, by Resolution No. 97-20 adopted on August 12, 1997, this Council found and determined that certain additional areas located within the City should be included within the Adel Urban Renewal Project Area, and approved Amendment No. 2 to the Original Plan, which Amendment No. 2 is on file in the office of the Recorder of Dallas County; and

WHEREAS, by Resolution No. 03-23 adopted on June 10, 2003, this Council approved the Amended and Restated Urban Renewal Plan which Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, by Resolution No. 12-26 adopted on June 12, 2012, this Council approved the Amendment No. 1 to Amended and Restated Urban Renewal Plan which Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, a proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan for the area described below has been prepared, which proposed Amendment has been and is on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove a self-imposed sunset date and expand and confirm the list of proposed projects to be undertaken within the urban renewal area; and

WHEREAS, the Urban Renewal Area, as amended, currently consists of the following property:

Original Project Area

All of the following described real estate located within the City Limits of the City of Adel, Township Seventy-nine North, Range Twenty-seven West, of the 5th P.M., Dallas County, Iowa, to-wit:

The South 3/4 of E 1/4 of Section 31; the SW 1/4 of the SW 1/4 of Section 32; the S 1/2 of the NW 1/4 of Section 32, and the SW 1/4 of the NE 1/4 lying West of Highway 169; all that part of the N 1/2 of the NW 1/4 of Section 32, lying between 10th Street and 14th Street; all that part of the NW 1/4 NE 1/4 lying North of Highway 6, and the E 1/2 of the NW 1/4 lying North of Highway 6, all in Section 31; all that part of the NE 1/4 of the NE 1/4 lying North of Highway 6 and West of 18th Street, all in Section 31; all that part of the S 1/2 of the SE 1/4 lying South of Main Street (if extended) and West of 18th Street in Section 30, and that part of the West 667.98' of the W 1/2 of the SE 1/4 lying North of Main Street (if extended), all in Section 30; the SE 1/4 of the SW 1/4, and the East 660' of the South 338' of the NE 1/4 of the SW 1/4, all in Section 30; all of Blocks 7, 8, 9, 12, 13, 16, 17, 18, 20, 21, 22 and 23 of the Original Town of Adel, and all of Block 30 and the S 1/2 of Block 37 in East Addition to the Town of Adel, and a tract of land lying West of the Raccoon River and adjacent to the South 1/2 of Block 37, East Addition to the Town of Adel; all of Blocks 25, 26, 27, 28, and 29 of the Original Town of Adel and Blocks 38 and 39 of East Addition to the Town of Adel and Blocks 1, 2, 3, 4, 5, and 6 in Green's Addition to the Town of Adel, and all that part of the SE 1/4 of the SE 1/4 of Section 29 and the East 1/2 of Section 32 lying North of Highway 6 and South of Ferry Street (if extended) and West of the Raccoon River; a parcel of ground described as commencing at the intersection of 11th Street and Green Street thence running West along the center line of Green Street to the intersection of 18th Street thence North along the center line of 18th Street to the intersection of Ferry Street, thence East along the center line of Ferry Street to the intersection of 11th Street thence South along the center line of 11th Street to the point of beginning.

Including all public streets and alleys included in or contiguous to all of the above described real estate.

Amendment No. 2 Area

All of the following described real estate located within the City limits of the City of Adel, Section Thirty-two, Township Seventy-nine North, Range Twenty-seven West, of the 5th P.M., Dallas County, Iowa.

Beginning at the Northwest corner of Block 8 of Greene's Addition, an official plat now included in and forming a part of the City of Adel, Dallas County, Iowa, said point also being the intersection of the east right-of-way line of 10th Street and the south right-of-way line of Greene Street; thence running East, along the south right-of-way line of Greene Street, approximately 2,000 ft. to a point on the West bank of the North Raccoon River; thence Southeasterly, along the westerly bank of the North Raccoon River, approximately 1,450 ft. to a point on the east line of the NE 1/4 of the NE 1/4 of said Section 32-79-27; thence South, along the East line of the NE 1/4 of the NE 1/4 of said Section 32-79-27, approximately 240 ft. to the Southeast corner of said NE 1/4 of the NE 1/4 of Section 32-79-27; thence West, along the South line of the NE 1/4 of the NE 1/4 of said Section 32-79-27, approximately 370 ft. to a point on the westerly right-of-way line of the old Adel-Van Meter Road; thence Southeasterly, along the westerly right-of-way line of the old Adel-Van Meter Road, approximately 265 ft. to a point 200 ft. south of the North line of SE 1/4 of the NE 1/4 of said Section 32-79-27; thence West, along a line parallel with and 200 ft. south of the north lines of the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of said Section 32-79-27, approximately 2,240 ft. to a point on the west right-of-way line of 8th Street (U.S. Hwy #169); thence Northwesterly, along the Westerly right-of-way line of 8th Street (U.S. Hwy #169), approximately 206 ft. to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 32-79-27; thence West, along the North line of the SW 1/4 of the NE 1/4 of said Section 32-79-27 and along the South lines of Youngman's Addition and Birt's Addition, being official plats now included in and forming a part of the City of Adel, Dallas County, Iowa, approximately 617 ft. to a point on the East right-of-way line of 10th Street; thence North, along the East right-of-way line of 10th Street, approximately 1,112 ft., to the point of beginning.

WHEREAS, this proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan adds no new land; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan to be known hereafter as the "Adel Amended and Restated Urban Renewal Plan"; and

WHEREAS, by resolution adopted on October 9, 2012, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Dallas County News, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 2 concerning the area of the City of Adel, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

A. Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Adel Amended and

Restated Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

B. Acquisition by the City may occur and as to those areas of open land to be acquired by the City included within the Adel Amended and Restated Urban Renewal Area:

1. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:
 - a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.
 - b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.
 - c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.
 - d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.
2. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Adel Amended and Restated Urban Renewal Area, as amended, continues to be a blighted and economic development area within the meaning

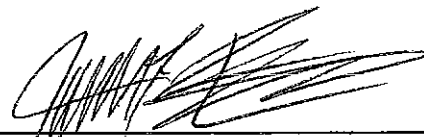
of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan of the City of Adel, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan for the City of Adel, State of Iowa"; Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan of the City of Adel, State of Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

Section 5. That, notwithstanding any prior plan, amendment, resolution, ordinance or other document, the original Adel Amended and Restated Urban Renewal Plan, and the Plan as amended, shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Dallas County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 13th day of November, 2012.



Mayor James F. Peters

ATTEST:



Mary Sue Hibbs, City Clerk

AMENDMENT NO. 2

TO THE

**AMENDED AND RESTATED URBAN
RENEWAL PLAN**

FOR THE

ADEL URBAN RENEWAL AREA

CITY OF ADEL, IOWA

Original Area Adopted – 1991

Amendment #1 – 1992

Amendment #2 – 1997

Amended & Restated Plan Adopted – 2003

Amendment #1 to Amended & Restated Plan – May, 2012

Amendment #2 to Amended & Restated Plan – November 2012

AMENDMENT #2
to
AMENDED AND RESTATED URBAN RENEWAL PLAN
CITY OF ADEL, IOWA

The Amended and Restated Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Adel Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 2003, and amended in 2012, is being further amended to add to and confirm the list of proposed projects to be undertaken within the Urban Renewal Area by this Amendment #2 ("Amendment #2" or "Amendment"). No land is being added to the Area by this Amendment.

The "base valuation" of the Original Area and each of the amendment areas, or subareas, will remain unchanged by this Amendment. The overall base value of the Urban Renewal Area, after adoption of this Amendment, will be determined by adding all of the base valuations of the subareas together.

Except as modified by this Amendment, the provisions of the original Amended and Restated Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

AREA DESIGNATION

The Area has previously been designated as a combination area for both the promotion of economic development, commercial and industrial, and blight remediation. The Area continues as a combination area.

AREA OBJECTIVES

In addition to the objectives listed in the Plan, as previously amended, the following are added:

1. To convey land and enter into development agreements for the development and redevelopment of property, that may involve grants, rebates, loans, or other incentives funded by tax increment.
2. To attract new businesses, create job opportunities and strengthen the tax base.
3. To ensure that the Urban Renewal Areas are adequately served with public facilities, roadways, utilities and service.
4. To remediate blighted areas.

TYPES OF RENEWAL ACTIVITIES

In addition to the objectives listed in the Plan, as previously amended, the following are added:

1. To undertake and carry out urban renewal projects that involve rebates, loans, or grants to private persons or businesses through the execution of contracts and other instruments for the purpose of promoting economic development.
2. To provide for the construction of specific public improvements, including but not limited to grading and site preparation activities, access roads, parking, fencing, utility connections and public buildings, together with related activities.
3. To provide reimbursement for the costs of dues for economic development related activities, surveys, consultant reports, consultant and attorney costs or other administrative costs associated with the formation and implementation and of urban renewal plan activities.
3. To use any and all other powers granted by the Urban Renewal Act for development and provide for improved economic conditions for the City of Adel and the State of Iowa.

PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Amended and Restated Urban Renewal Plan, as previously amended, the Proposed Urban Renewal Projects under this Amendment include:

1. **Public Improvements:**

| | Date | Estimated cost | Rationale |
|---|------|-------------------------|--|
| Paving of Meadow Road, from Highway 169 to just west of the intersection of Meadow and 15 th Street (portion of road within UR Area) | | Not to exceed \$500,000 | Meadow Road provides access from State Highway 169 to the community's aquatic facility and to future park ground. The proposed aquatic facility is expected to be a multi-purpose community aquatic center. Availability of recreational/aquatic facilities contributes to a more productive community and attracts businesses and trained employees in search of a high quality of life. The proposed facility will provide recreational opportunities for employees, citizens, and families. |
| Roadway improvements along 12 th Street between Cassidy Curve and Evans View Drive | | Not to exceed \$150,000 | This street provides access from new development areas within the City to the City's large park which contains recreational facilities such as a disc golf course, volleyball courts, open space, playground, shelters, and recreation paths. For the reasons above, recreational opportunities are important for economic development. |
| Total | | Not to exceed \$650,000 | |

2. **Development Agreements and Grants:**

A. *Façade Improvement Grants.* The City plans to make grants that will assist businesses with the cost of enhancing the façades of their businesses. Specifically, these grants will be awarded to either new businesses that will create jobs or those businesses making improvements that will add to the tax base and enhance the surrounding business environment. It is estimated that the City will make Façade Improvement Grants of approximately \$10,000 annually, but not more than \$100,000.

B. *Historic Preservation Grants.* The City plans to make grants that will provide incentives for building owners in the historic courthouse square district to enhance and preserve the historical attributes of the buildings in that area. The entire courthouse square area is included in the National Historic Registry. These grants improve the attractiveness of the area and therefore promote economic development. It is estimated that the City will make Historic Preservation Grants of approximately \$15,000 annually but not more than \$150,000.

C. *Economic Development Grants.* The City plans to make grants for general start-up costs (interior, exterior, equipment, etc.) for new businesses, up to \$15,000 per new business, but not more than \$150,000.

D. *Development Agreements:* the City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates and other incentives. The City may provide incentives to support a new hotel and/or a health care facility. The total costs of Development Agreements will not exceed \$300,000.

5. Planning, surveying, engineering fees and costs, professional fees, and economic development membership dues to support urban renewal projects

| Project | Date | Estimated cost |
|--|--------------|---|
| Fees and costs for planning, surveying, engineering, legal, and other professional services that will be used to assist the City in its efforts to promote urban renewal activities, including membership fees in the Greater Dallas County Development Alliance and/or similar economic development organizations that market the City's commercial and industrial land and building availability with in the Area. The City intends to retain a consultant for strategic planning services, including but not limited to, marketing the Urban Renewal Area to advance economic development purposes. | Undetermined | Estimated at \$30,000 annually but not more than \$300,000 total. |

DEBT

| | | |
|----|---|----------------------------|
| 1. | July 1, 2012 constitutional debt limit: | \$10,786,350 |
| 2. | Outstanding general obligation debt: | \$7,213,508 |
| 3. | A specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. At no time will the City exceed its constitutional debt limit. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each Project proposal on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest to participate in the Project. These Projects will commence and be concluded over a number of years. It is further expected that such indebtedness, including interest on the same, will be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects as described above will be approximately as follows: | \$1,300,000 to \$1,650,000 |

PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property.

URBAN RENEWAL PLAN AMENDMENTS

The Amended and Restated Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or to modify goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document the Urban Renewal Plan shall remain in effect until terminated by the City Council. The City self-imposed a sunset dates as to the Original Area in 1991 that was not required by statute. The self-imposed sunset was June 30, 2016. In this Amendment the City is eliminating this self-imposed sunset and any other self-imposed sunset. Notwithstanding any inconsistent document, no sunset exists for an Urban Renewal Area that contains blight, so the Area has no sunset. The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code, but the intent is to collect such revenues for the maximum extent allowed by law.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

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CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this 13th day of November, 2012.

Mary Sue Hibbs
City Clerk, City of Adel, State of Iowa

(SEAL)

ORIGINAL

COUNTY RECORDER'S CERTIFICATE

I, Chad Airkert by Cindy Kistner County Recorder of Dallas County, State of Iowa, hereby certify on the 30th day of November, 2012, there was filed in my office a true and correct copy of the Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan and the Resolution adopting same for the Adel Urban Renewal Area, of the City of Adel, State of Iowa, all duly certified, for recording and the same is recorded in Book 2012 at Page 21680 of the records in my office.

Dated this 30th day of November, 2012.

Chad Airkert Recorder by Cindy Kistner
County Recorder of Dallas County, Deputy
State of Iowa

(COUNTY SEAL)

904366/10113.047

URBAN RENEWAL
TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Adel, State of Iowa, and that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization of the Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan of the City, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization of Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan, and that the Council consists of a Mayor and five (5) Council Members, and that such offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the Mayor/Council form of municipal government authorized by Chapter 372, City Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the Urban Renewal Plan were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that attached hereto are true and accurate copies of the following:

1. Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan (You do not need to attach the Amendment to this Certificate if you have attached such Amendment to the Authorizing Resolution labeled "Exhibit 1".);
2. Report of City Administrator to the City Council with respect to the consultation held with affected taxing entities on the Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan, with attached copies of any and

all written recommendations made with respect thereto and the responses of the City to any such recommendations.

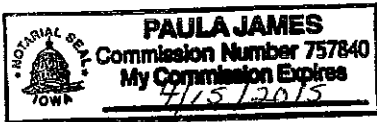
WITNESS my hand and the seal of the City hereto attached this 13th day of November, 2012, at Adel, Iowa.

Mary Sue Hibbs
City Clerk, City of Adel, State of Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Subscribed and sworn to before me by _____, on this 13th day of November, 2012.



Paula James
Notary Public in and for Dallas County,
State of Iowa

(SEAL)

Attach items listed above to this Transcript Certificate



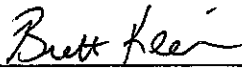
CONSULTATION MEETING
For
AMENDMENT NO. 2 TO THE ADEL AMENDED AND
RESTATED URBAN RENEWAL PLAN

A Consultation Meeting was held at Adel City hall on October 15, 2012, 10:00 a.m. between the City of Adel and all affected taxing entities concerning the proposed Amendment No. 2 to the Adel Amended and Restated Urban Renewal Plan for the City of Adel.

Present: City Administrator Klein, City Clerk Hibbs

No representatives from any of the affected taxing entities were in attendance.

No written recommendations for modifications to the proposed division of revenue were received.



Brett Klein
City Administrator

Date: October 15, 2012