

# CITY OF WILLIAMSBURG



## REQUEST FOR DEVELOPMENT PROPOSALS

Lower Elementary School Site  
501 Highland Street  
Williamsburg, Iowa 52361

Proposal Due Date: September 16<sup>th</sup>, 2015

**City of Williamsburg - Mayor Frank Murphy**  
210 State Street West - Williamsburg, Iowa 52361 - (319) 668-1133

[www.williamsburg.org](http://www.williamsburg.org)

**REQUEST FOR PROPOSAL  
FOR THE PURCHASE AND DEVELOPMENT OF  
CITY REAL ESTATE LOCATED AT  
501 HIGHLAND STREET**

**Table of Contents**

<b>Section</b>	<b>Page</b>
I. Background.....	3
II. Property Advantages.....	4
III. Development Objectives.....	4
IV. Development Guidelines.....	5
V. City Support.....	6
VI. Property Overview.....	6
VII. RFP Schedule.....	7
VIII. Proposal Submission Requirements.....	7
IX. Key Contacts.....	9
X. Evaluation Criteria.....	10
XI. Council Review Committee.....	10
XII. Environmental Site Assessment.....	10
XIII. Resources.....	10
XIV. Disclaimer.....	11

**Attachments:**

- Exhibit A: Property Aerial Map
- Exhibit B: Map of Infrastructure
- Exhibit C: Assessors Email Regarding Assessed Value
- Exhibit D: Zoning Map
- Exhibit E: Engineers Soil Analysis Letter and Report
- Exhibit F: Parcel Data from County GIS
- Exhibit G: IPA Survey Report
- Exhibit H: C-2 Central Business Commercial District Zoning
- Exhibit I: Urban Renewal Plan
- Exhibit J: ESRI Business Analyst Market Reports

**REQUEST FOR PROPOSAL  
FOR THE PURCHASE AND DEVELOPMENT OF  
CITY REAL ESTATE LOCATED AT  
501 HIGHLAND STREET**

**I. BACKGROUND**

The City of Williamsburg (“City”) invites developers, end-users and interested parties (collectively “Proposer”) to submit a plan to purchase and develop approximately 2.35 acres located at 501 Highland Street, formerly an elementary school site. (“Property”) with a master site plan for development (“Proposal”). The City will consider all development proposals that contemplate a future use of the property which enhances the community, nearby downtown square, neighborhood and may include a single use or provide a mix of uses including, housing, public space, retail or commercial uses.

Status	Active
Price	\$174,240
Lot Size	2.35 Acres
Primary Type	Land
Sub-Type	Commercial/Office/Other



The City recently acquired the property and the previous use, an elementary school, was demolished in 2013. Soil sampling and analysis was completed in 2014 after demolition and it was determined that any contaminants found were at levels below the maximums allowed by the Iowa Department of Natural Resources; no further investigation was recommended by the consulting engineer. A copy of the consulting engineer’s report to the City Council is included in this RFP.

Proposals will be accepted until **4:00PM CT on September 16<sup>th</sup>, 2015**

Proposals are to be submitted:

CITY OF WILLIAMSBURG  
ATTN: Mayor Frank Murphy  
210 State Street West Williamsburg, Iowa 52361

The City will not be bound to accept any proposal and may decide to abandon the disposition. Any sale of these real properties shall be without warranty as to its completeness or condition, its accessibility or its suitability for intended use of the proposer. The property may be disposed of at its fair market value as determined by the City Council. In determining the fair market value, the City Council may consider uses in accordance with any applicable urban renewal plan, the proposed uses provided in the proposal, any restrictions upon, and the covenants, conditions and obligations assumed by the proposer and the objectives of the City of Williamsburg’s plans for the prevention of the recurrence of slum or blighted areas and overall investment. The property will be disposed of “as is and where is.”

## II. PROPERTY ADVANTAGES

- A. Large property (2.35 acres) adjacent to town square and currently owned by City of Williamsburg.
- B. City is willing to rezone to fit an approved development proposal (currently zoned residential).
- C. Cost effective office/commercial; ideal site for service related businesses.
- D. Lower property taxes and cost of development than Coralville or Iowa City.
- E. Commercial high speed internet access available to site.
- F. Exceptional location on State Highway 149 with easy access to Interstate 80.
- G. Property is in the City's Urban Renewal District and included in the current approved Urban Renewal Plan.
- H. Property is a spade ready infill site with water, sewer and storm sewer systems stubbed to site boundaries.
- I. Incredible potential for office/commercial uses but the City is willing to consider other proposed uses as part of a development proposal.
- J. Easy drive to Coralville, Iowa City and Cedar Rapids on interstates 80 and 380.
- K. The City of Williamsburg, Iowa has grown by 20% for the past few decades according to the US Census.
- L. Strong community support for business and a great school district will welcome new development.

## III. DEVELOPMENT OBJECTIVES

The City is seeking development proposals that achieve the following objectives:

- A. Master plan for the entire site
- B. Financially viable redevelopment based on current market conditions that provides a master plan for the entire site and produces a long term benefit to the community.
- C. Activates pedestrian level activity with outdoor public areas and connects to the surrounding area to promote social interaction (see Section IV: Development Guidelines).
- D. Includes architectural design elements, scale and quality materials that complement the historic character of downtown Williamsburg and the surrounding neighborhood (see Section IV: Development Guidelines).
- E. Incorporates off street parking that is minimized from the street view and generally located behind proposed structures. Shared parking arrangements are strongly encouraged (see Section IV: Development Guidelines).
- F. Proposes a use or uses that do not pose conflicts with surrounding properties; the site is surrounded by a variety of uses including retail, religious worship and single family residential.
  - a. The City would like to see the property redeveloped into a commercial space and would support rezoning to Central Business Commercial District. The City is willing to consider development proposals that include apartments, condos, public space, senior facilities (living and/or recreation).
  - b. The City would also support a mixed use development including commercial space at the ground floor with office and/or housing used on upper stories.
- G. The City requests development that complements the adjacent town square/downtown.
- H. The City is focused on the future and how the redevelopment of this property will

complement the future of Williamsburg.

- I. The sale of the property by the City is subject to the buyers/developers intended use and proposed design of the property.

#### **IV. DEVELOPMENT GUIDELINES**

Development provides the City with economic stability. However, too often buildings/sites are designed without significant consideration to its neighboring parcels and the overall effect on the area. To ensure high-quality, long-lasting development, the following development guidelines shall be used in evaluating proposed development at 501 Highland Street:

- A. Relationship to the Street: Design the building(s) such that primary building façade(s) are orientated towards public streets. Provide a public entrance on the primary façade(s).
- B. Architectural Character: Design the building(s) using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character.
- C. Building Materials: Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building(s) should have similar or complementary materials as used on the front façade(s).
- D. Building Projections: Canopies and awnings should be provided along facades that give access to the building(s).
- E. Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- F. Parking: Fit the parking below the building(s) or place it on the side/back of the building(s), wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- G. Landscaping and Lighting: Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed toward the ground to minimize glare and light pollution.
- H. Stormwater: Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- I. Service Areas: Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building(s) architecture and other site features.

## V. CITY SUPPORT

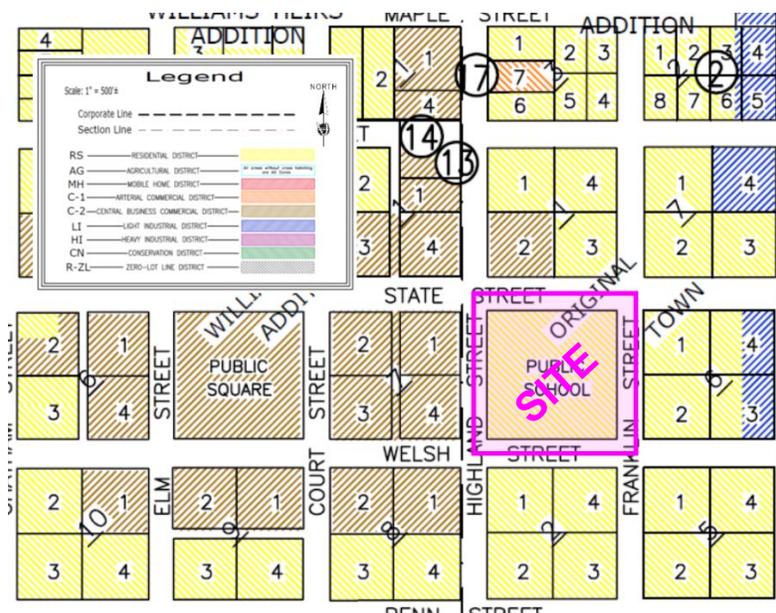
- A. The City would support a rezoning of the property to C-2, Central Business District for an approved proposal.
- B. The City would support a selected developer in pursuing Regional, State and Federal Funding for a chosen proposed development; including CDBG funding for Low and Moderate Income housing/development.
- C. The property is in the City's Tax Increment Finance (TIF) District and the City is willing to work with a chosen development to utilize TIF funds.
- D. The City would consider providing incentives for the installation of any access/interior streets and associated utilities (to be deeded back to the City as public streets and public utilities) that would be proposed for the site.

## VI. PROPERTY OVERVIEW

Location: 501 Highland Street  
 Size: Approximately 2.3508 acres / 320' x 320' / 102,400 Sq. Ft.  
 Value: \$174,240 – Assessor's Value Opinion (~\$1.70/sq. ft.)  
 Current Zoning: Residential District  
 Adjacent Zoning: Central Business Commercial District (West and Northwest) and Residential District (Northeast, South and East)

Tax Increment Finance (TIF) Status: Inside Williamsburg's existing TIF District  
 Site Utilities: City Water & Sewer (see Exhibit B for more details)

### Property Location and Current Zoning



**See Exhibit's A, B, D and F for Additional Information**

## VII. RFP SCHEDULE

<u>July 13, 2015</u>	<b>Motion Setting a Public Hearing</b>
<u>July 27<sup>th</sup>, 2015</u>	<b>Public Hearing and Council Resolution Authorizing Release of RFP</b>
<u>August 24<sup>th</sup>, 2015</u>	10:00AM Pre-Proposal Informational Meeting at Williamsburg Library
<u>September 16<sup>th</sup>, 2015</u>	4:00 PM. - Proposal Deadline
<u>September 28<sup>th</sup>, 2015</u>	Council Committee review of proposals
<u>October 12<sup>th</sup>, 2015</u>	<b>City Council consideration of preferred Developer (Resolution to pursue a Development Agreement)</b>
<u>TBD</u>	<b>*City Council consideration of a Development Agreement</b>

*Bold items denote City Council action*

*\*Subject to mutual agreement of terms and conditions of a Development Agreement*

## VIII. PROPOSAL SUBMISSION REQUIREMENTS

Respondents must submit two (2) hard copies of their development proposal. Upon their submission, all materials will become property of the City of Williamsburg. All proposals must be submitted to the City of Williamsburg no later than 4:00PM CT on September 16<sup>th</sup>, 2015.

**No submissions will be accepted after this date and time or at any other location.**

Each submission must contain, at a minimum, the following information:

### E. Firm Qualifications

- 1) Firm Contact. Name, address and contact information of firm or individual responding to the proposal.
- 2) Firm Overview. Provide a brief description of the organization, year established, number of employees, types of projects undertaken, and the financial volume of projects.
- 3) Development Team. Provide a listing, qualifications and role of all of the team members anticipated to participate in the project.
- 4) Experience. Provide a list, description and photos of several relevant projects detailing the role of the firm in each of the projects.
- 5) Firm Financial Viability. Provide a narrative description of the firm's financial capacity including the number and financial volume of projects undertaken in a typical year. Provide supplemental information validating the firm's financial capacity. Acceptable documentation may include:
  - i. letters of credit from financial institution;
  - ii. documentation of the firm's assets and liabilities;
  - iii. any other documentation deemed by the proposer to adequately describe the financial history and capacity of the firm;

### F. Project Proposal

- 1) Project Description. Provide a detailed narrative description of the proposed project including, but not limited to:

- i. number and type of structures,
  - ii. square feet of the structures
  - iii. sustainable building/site development features
  - iv. number of parking spaces
  - v. other site amenities including public areas
- 2) Project Rationale and Strategy. Provide information supporting the financial and market feasibility of the proposed project.
- 3) Elevations. Provide rendering of the proposed exterior elevations of all proposed facilities. Include descriptions of the proposed exterior cladding materials and discussion of how the proposed development will interact with the surrounding land uses, downtown Williamsburg, and residential neighborhood to the north, east and south.
- 4) Site Plan. Provide a site plan for the entire site showing:
- i. configuration of building(s) on the site
  - ii. alignment of site access and parking
  - iii. connections to existing infrastructure
  - iv. pedestrian/sidewalk connections within the development and to adjacent neighborhoods
  - v. storm water improvements and green space
  - vi. off-site improvements
  - vii. any other amenities being provided in the development.
  - viii. proposed grading improvements to alleviate intersection line-of-site issues on the northeast corner of the site / southwest corner of the intersection of East State Street and Franklin Street.



- 5) Economic Impact. Provide estimates of the number of jobs created/retained, overall investment, and estimated post-development assessed value.
- 6) Tenants. Provide information on any identified tenants proposed as part of the development including letters of intent, signed leases, or agreements with end-users including type of business and nature of occupancy (as applicable).
- 7) Timeline. Provide a proposed project timeline including: site design, rezoning/site plan approval, issuance of permits, site improvements, construction of the facilities, substantial completion and estimated final completion.

## **G. Project Financials**

- 1) Proposed purchase price and terms.
- 2) Sources and Uses of funds for the proposed project.
- 3) Operational pro forma for all residential and/or commercial spaces being leased.
- 4) Detailed project costs and overall investment of the proposed project.
- 5) Estimated post-development Assessed Value for the Property.

- 6) Proposer shall include financial documentation sufficient to assist the City in determining whether the proposer has secured or has the ability to secure the necessary financing to facilitate the purchase and development of the Property. Acceptable documentation\* may include:
  - i. lender pre-qualification letter;
  - ii. Private equity commitments;
  - iii. Developer financing contribution;
  - iv. Any other financing documentation deemed by the proposer to adequately demonstrate project financing;

Financing documentation must include proposed terms and contingencies.

- 7) If the proposer intends to request City participation, the amount and terms of the requested assistance should be clearly outlined with the justification for the need.

*\*The City reserves the right to determine the appropriateness and adequacy of the documentation submitted by proposers validating the proposed project's financing.*

## **IX. KEY CONTACTS**

RFP Development Representative  
Christopher Janson, AICP, Team Leader  
MSA Professional Services, Inc.  
(515) 635-3401  
[cjanson@msa-ps.com](mailto:cjanson@msa-ps.com)

RFP Process and City Financials Incentive Contacts  
Brian Crowe, Economic Development Strategist  
Cedar Rapids Metro Economic Alliance  
(319) 730-1425  
[bcrowe@cedar Rapids.org](mailto:bcrowe@cedar Rapids.org)

Shelley Annis, City Clerk and Treasurer  
City of Williamsburg  
(319) 668-1133  
[sannis@williamsburgiowa.org](mailto:sannis@williamsburgiowa.org)

City of Williamsburg Public Works – Utilities and Streets  
John Avery, Public Works Director  
City of Williamsburg  
(319) 668-1133  
[publicworks@iowatelecom.net](mailto:publicworks@iowatelecom.net)

Additional contact information for the City of Williamsburg can be found at  
<http://www.williamsburgiowa.org/CityGovernment.html>

## **X. EVALUATION CRITERIA**

Each of the following items will be taken into consideration in evaluating the proposals

- A. Completeness of proposal
- B. Capacity, experience, and capability of the Proposer
- C. Master plan for the entire site
- D. Market & financial feasibility
- E. Economic impact of the proposed redevelopment.
- F. Community benefits including amenities or services provided in the project
- G. Consistency with Development Objectives and Development Guidelines
- H. Timeline for redevelopment and build-out
- I. Purchase price and terms

## **XI. COUNCIL REVIEW COMMITTEE**

All proposals will initially be reviewed and evaluated by a Council Committee established by the City Council. The Review Committee review panel is a recommending body. The Review Committee will make a recommendation of the preferred proposal for the City Council's consideration based upon the evaluation criteria outlined above.

## **XII. ENVIRONMENTAL SITE ASSESSMENTS**

Soil sampling and analysis was completed in 2014 after demolition and it was determined that any contaminants found were at levels below the maximums allowed by the Iowa Department of Natural Resources; no further investigation was recommended by the consulting engineer. A copy of the consulting engineer's report to the City Council is included in this RFP.

## **XIII. RESOURCES**

City of Williamsburg's Website

<http://www.williamsburgiowa.org/>

Regional Economic Development Programs

<http://www.cedarrapids.org/Content/Economic-Development/Site-Selectors/Financial-Incentives.aspx>

State Incentives - Iowa Economic Development Authority

<http://www.iowaeconomicdevelopment.com/Programs>

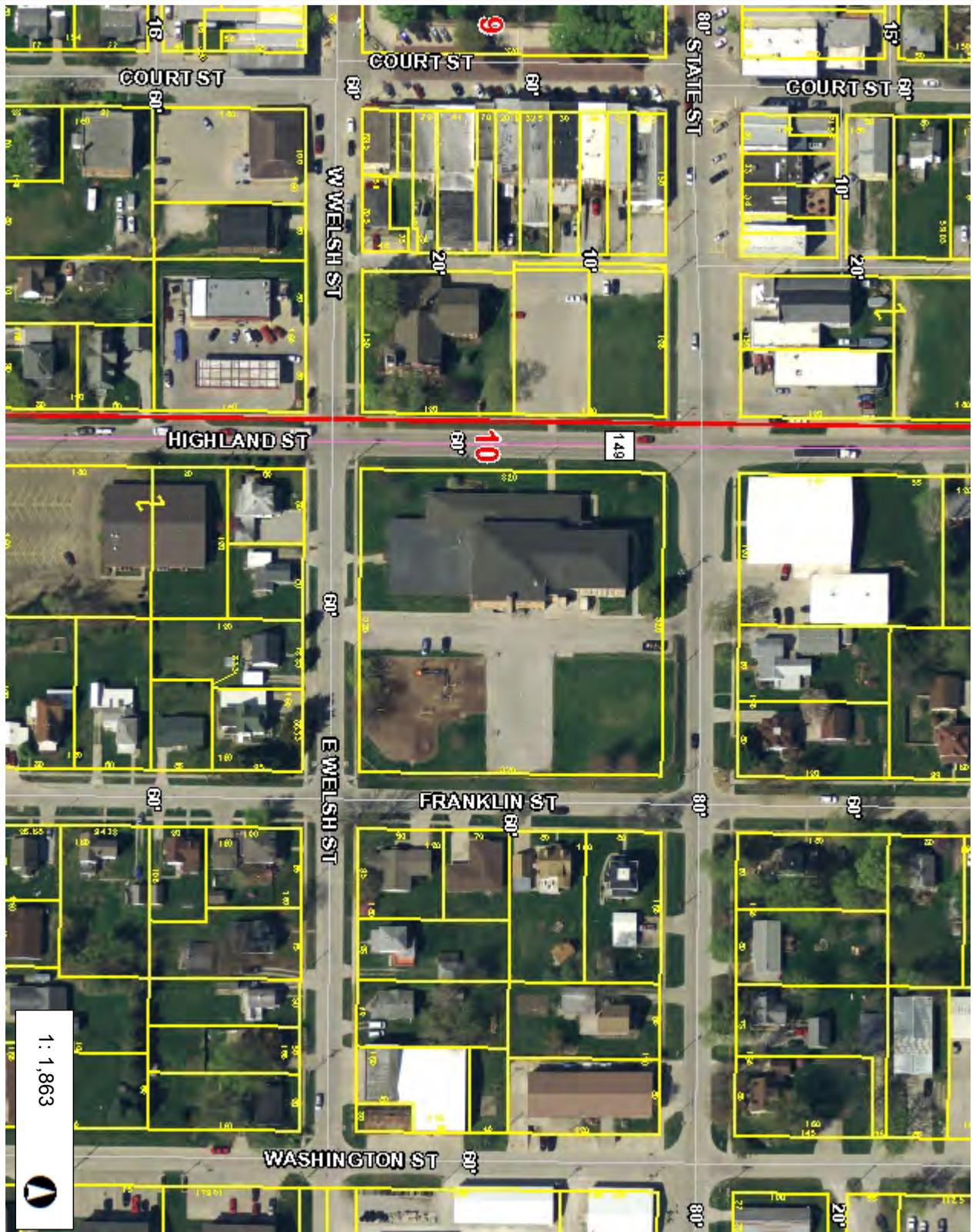
City Code, including Zoning Ordinance and Subdivision Regulations

<http://www.williamsburgiowa.org/CityCode.htm>

#### **XIV. DISCLAIMER**

- A. The City reserves the right to determine the appropriateness and merit of all submitted proposals. Issuance of this RFP does not obligate the City to enter into negotiations of agreements with any responding firm.
- B. The City shall consider all information provided by any responding firm to be public record.
- C. The property may be disposed of at its fair market value as determined by the City Council. In determining the fair market value the City Council may consider uses in accordance with any applicable urban renewal plan, the proposed uses provided in the proposal, any restrictions upon, and the covenants, conditions and obligations assumed by the proposer and the objectives of the City of Williamsburg's plans for the prevention of the recurrence of slum or blighted areas and overall investment.

501 Highland Street Map



1 : 1,863

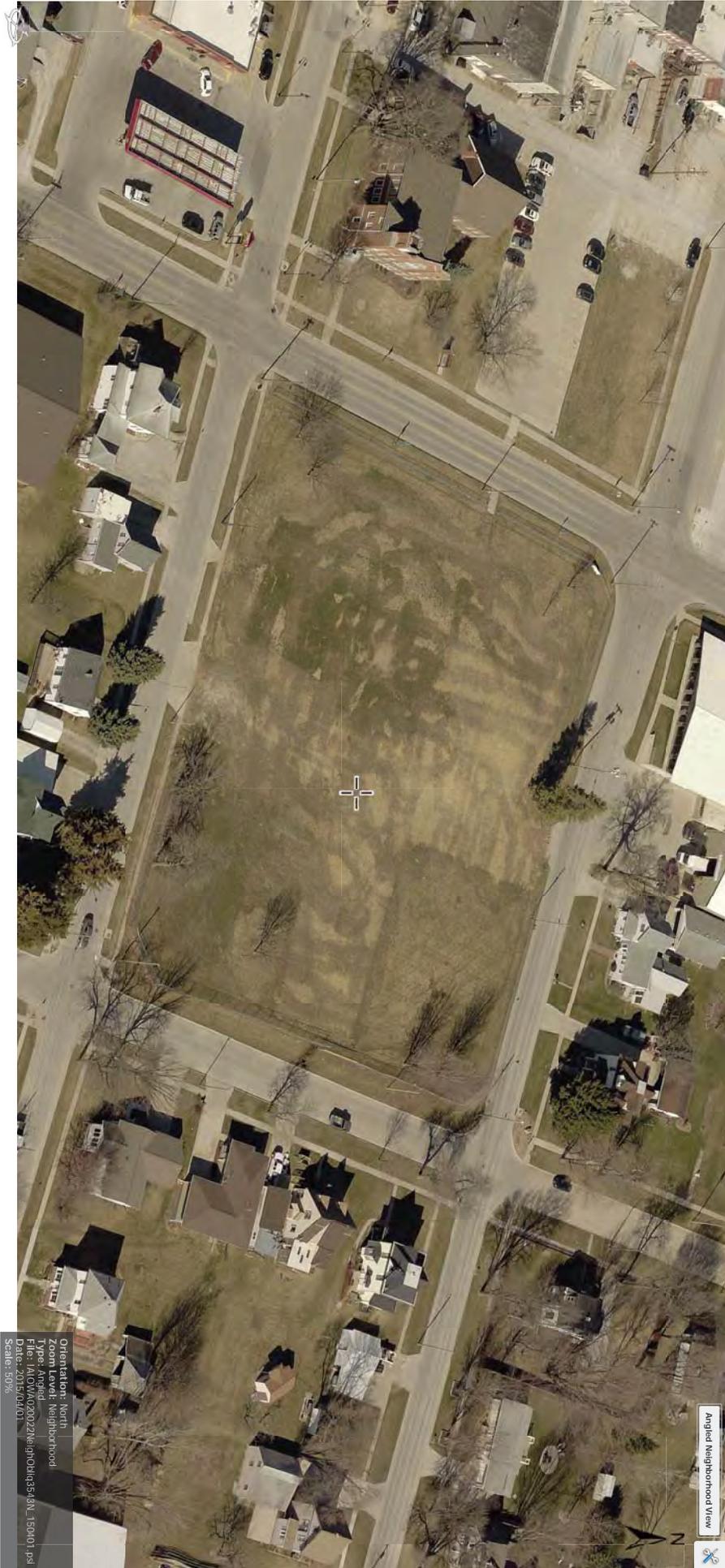
This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Road
  - <all other values>
  - INTERSTATE
  - US HIGHWAY
  - STATE HIGHWAY
  - Railroad
  - Parcel
  - Corporate Limit Line
  - Land Hook
  - Right-of-Way
  - Section
  - County Boundary

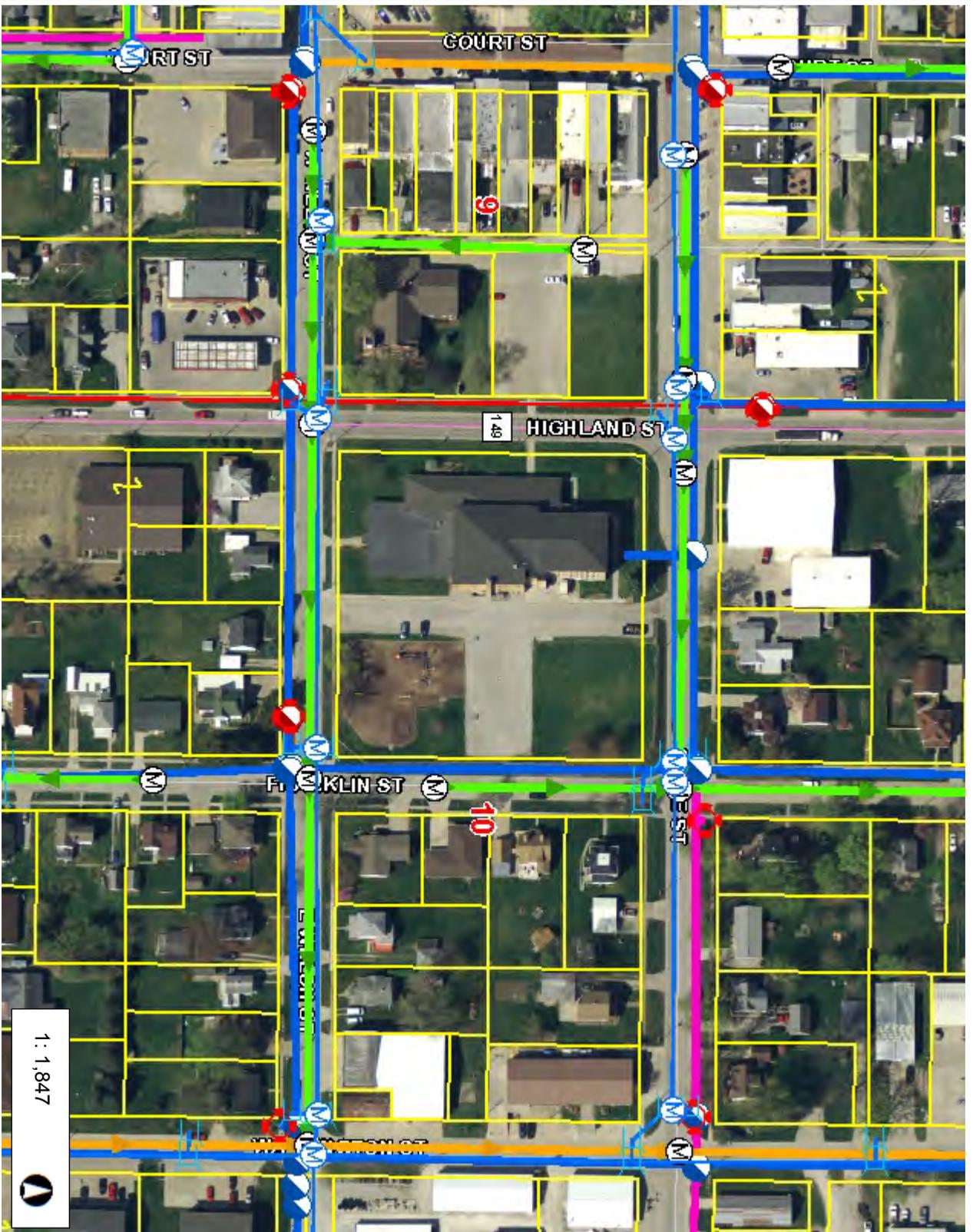
Notes



Angled Neighborhood View

Orientation: North  
 Zoom Level: Neighborhood  
 Type: Angled Neighborhood  
 Date: 2015/04/01  
 Scale: 50%

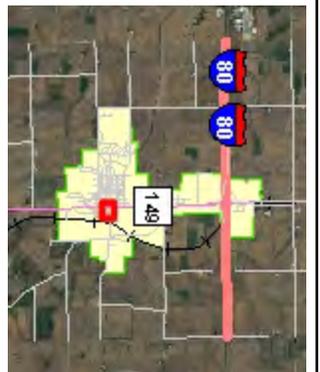
Williamsburg, IA



1 : 1,847

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Legend**

- Outfall
- Storm Manhole
- Inlet
- Pipe
- Manhole
- Lift Station
- Lamp Hole
- Gravity Main
- <all other values>
- 6"
- 8"
- 10"
- 12"
- 15"
- 24"
- Pressurized Main
- Lagoon
- Network Structure Pt
- <all other values>
- Enclosed Storage Facility
- Production Well
- Hydrant
- Valve
- <all other values>
- Ball
- Cone

**Notes**

## EXHIBIT C

**From:** [Linda Griggs](#)  
**To:** [Chris Janson](#)  
**Subject:** RE: Seeking Data on a Parcel in Williamsburg  
**Date:** Wednesday, June 03, 2015 3:05:54 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Chris,

Parcel 9041-0000-1 is the full block 320 x 320. Being an exempt property it is not listed on the websites. The taxable land value would be \$174,240.

Let me know if you need any other information.

*Linda Griggs*

Iowa County Assessor  
PO Box 347  
Marengo, IA 52301  
319-642-3851

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**From:** Chris Janson [mailto:[cjanson@msa-ps.com](mailto:cjanson@msa-ps.com)]  
**Sent:** Wednesday, June 03, 2015 2:42 PM  
**To:** Linda Griggs  
**Subject:** Seeking Data on a Parcel in Williamsburg

Dear Linda,

I am working with the City of Williamsburg on a Request For Proposals for development of 501 South Highland Street, Parcel ID 905 90-41-0000-1 00.

There is no appraisal data available on the Iowa County Assessor/Vanguard Appraisal, Inc. site; I am guessing because it was formerly a school site and now owned by the City of Williamsburg...may not have been appraised recently.

Do you have any non-web information about the site, related to any appraised value or real estate information, that might be useful in an RFP for Development?

Thanks,

Chris Janson

 **Christopher Janson, AICP** | Team Leader  
MSA Professional Services, Inc.  
(515) 964-1920



# EXHIBIT D

By the official action of the City Council, the following changes were made in the Official Zoning Map.

REVISIONS	NUMBER	ORDINANCE DATE	ORDINANCE NUMBER	REVISION DATE	BY:
1	1	OCTOBER 14, 1991	327	5-4-94	SR
2	1	NOVEMBER 4, 1991	328	5-4-94	SR
3	1	APRIL 26, 1993	339	9-14-94	SR
4	1	AUGUST 9, 1993	344	5-4-94	SR
5	1	JANUARY 24, 1994	349	5-4-94	SR
6	1	MARCH 7, 1994	354	5-4-94	SR
7	1	MARCH 21, 1994	357	5-4-94	SR
8	1	MARCH 19, 1994	360	8-24-95	DW
9	1	JULY 11, 1994	362	8-24-95	DW
10	1	OCTOBER 10, 1994	365	8-24-95	DW
11	1	NOVEMBER 14, 1994	366	8-24-95	DW
12	1	JUNE 12, 1995	380	8-24-95	DW
13	1	JUNE 26, 1995	381	1-26-96	LLS
14	1	JULY 19, 1995	384	1-26-96	LLS
15	1	AUGUST 28, 1995	385	1-26-96	LLS
16	1	JANUARY 8, 1996	396	1-26-96	LLS
17	1	MAY 15, 1997	418, 419	5-20-97	SR
18	1	SEPTEMBER 8, 1997	422	8-12-98	DW
19	1	MARCH 23, 1998	428	8-12-98	DW
20	1	JUNE 23, 1998	439	8-12-98	DW
21	1	SEPTEMBER 27, 1999	445	11-11-99	DW
22	1	JANUARY 10, 2000	455	1-26-00	ASL
23	1	JULY 12, 1999	444	12-21-00	DW
24	1	NOVEMBER 8, 1999	451	12-21-00	DW
25	1	JUNE 12, 2000	459	12-21-00	DW
26	1	SEPTEMBER 11, 2000	460	12-21-00	DW
27	1	NOVEMBER 13, 2000	463	12-21-00	DW
28	1	SEPTEMBER 26, 2002	475	8-19-03	ALA
29	1	DECEMBER 2, 2002	477	8-19-03	ALA
30	1	APRIL 23, 2003	478	8-19-03	ALA
31	1	MAY 19, 2004	485	04-01-05	ALA
32	1	DECEMBER 13, 2004	492	04-01-05	ALA
33	1	JANUARY 10, 2005	493	04-01-05	ALA
34	1	MAY 9, 2005	495	11-14-05	DW
35	1	MAY 9, 2005	497	11-14-05	DW
36	1	NOVEMBER 28, 2005	502	10-03-06	ALA
37	1	JULY 10, 2006	504	10-03-06	ALA
38	1	JANUARY 5, 1994	346	10-03-06	ALA
39	1	NOVEMBER 27, 2006	509	03-21-07	ALA
40	1	JUNE 11, 2007	515	12-26-08	ALA
41	1	JUNE 18, 2008	520	12-26-08	ALA
42	1	OCTOBER 22, 2008	522	12-26-08	ALA
43	1	JUNE 14, 2010	526	6-11-14	DW
44	1	FEBRUARY 26, 2011	528	6-11-14	DW
45	1	OCTOBER 24, 2011	530	6-11-14	DW
46	1	MARCH 11, 2013	538	6-11-14	DW
47	1	JUNE 9, 2014	545	6-12-14	DW

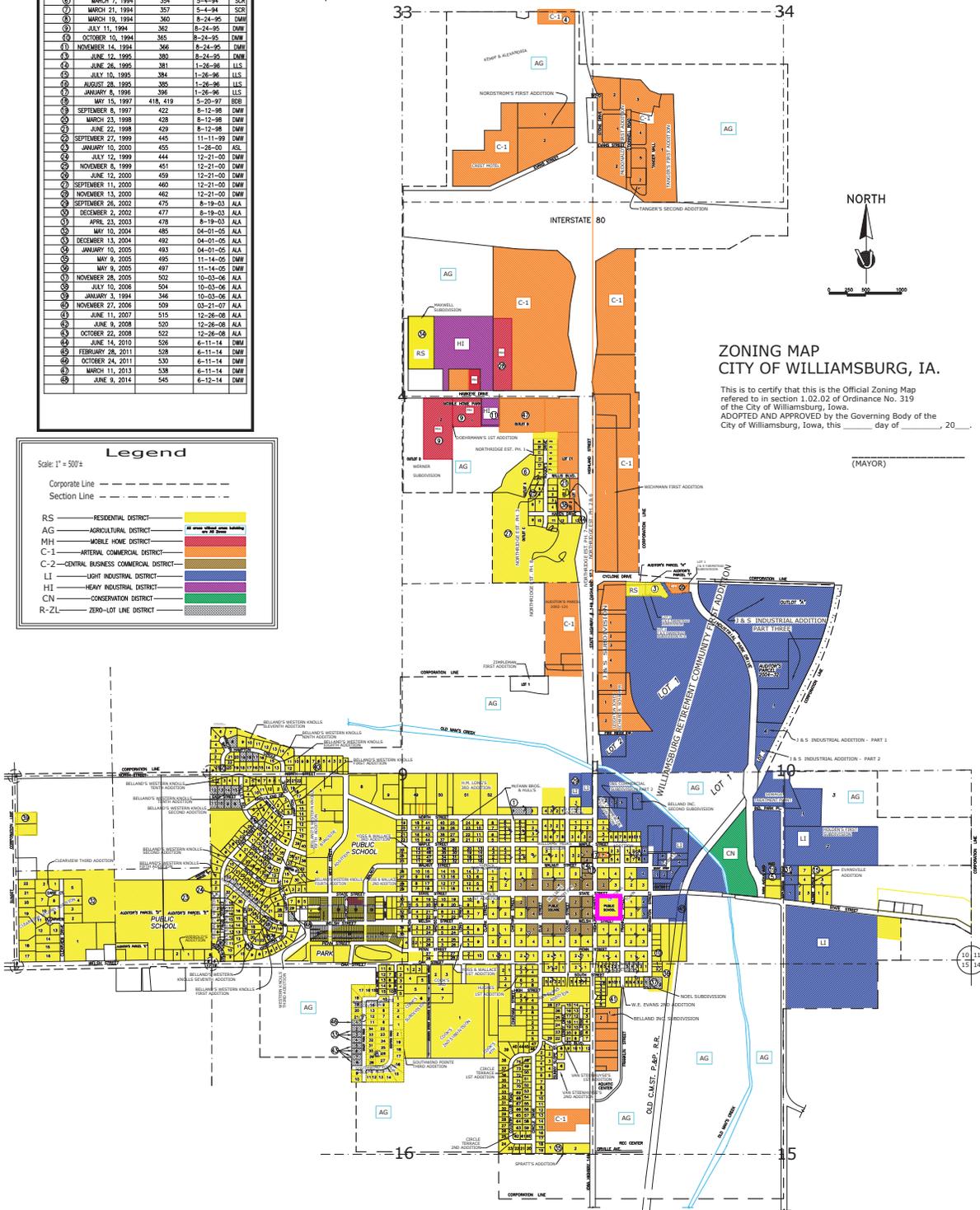
  Redevelopment Site Marked Below  
501 Highland Street, Williamsburg, Iowa 52361

Scale: 1" = 500'

**Legend**

Corporate Line - - - - -  
Section Line - - - - -

RS - RESIDENTIAL DISTRICT	
AG - AGRICULTURAL DISTRICT	
MH - MOBILE HOME DISTRICT	
C-1 - ARTERIAL COMMERCIAL DISTRICT	
C-2 - CENTRAL BUSINESS COMMERCIAL DISTRICT	
LI - LIGHT INDUSTRIAL DISTRICT	
HI - HEAVY INDUSTRIAL DISTRICT	
CN - CONSERVATION DISTRICT	
R-ZL - ZERO-LOT LINE DISTRICT	



## EXHIBIT E



**vj engineering**  
2570 holiday road  
coralville, iowa 52241  
ph: (319) 338-4939 fax: (319) 338-9457

civil – structural - environmental – surveying

July 29, 2014  
Mayor Frank Murphy  
City of Williamsburg  
210 W State St, PO Box 596  
Williamsburg, IA 52361 |

RE: Soil Sampling and Analysis; Williamsburg Elementary School, 501 Highland Street,  
Williamsburg, Iowa 52361

Dear Mayor Murphy:

VJ Engineering has completed limited soil sampling and analysis for the former Williamsburg elementary school located at 501 Highland Street in Williamsburg, Iowa (the Site). The objective of the sampling was to obtain site-specific information in order to evaluate recognized environmental conditions (RECs) that may have resulted from the historic operations of gasoline service stations on the adjacent properties to the northwest of the Site.

### SOIL SAMPLING

On Wednesday July 16, 2014 a geologist from VJ Engineering collected five soil samples from the base of the structural footings along the northwest and north sides of the former Williamsburg Elementary School. The sample locations are depicted on Figure 1 as SW West #1, SW West #2, NW Corner #3, North SW/B #4 and SW North #5. Each sample was collected from within approximately one foot of the observed static groundwater level at the site while excavating. Soil samples were collected with a hand held shovel. Soil sampling equipment that contacted soil was hand-washed with an Alconox<sup>®</sup> solution and water rinse before starting sampling activities and between each sampling location to reduce the possibility of cross-contamination between sampling locations. Soil samples were visually classified according to grain size, sorting, plasticity, moisture content, color, recovery, sample interval, and time of sample collection. Soil sampling locations are presented in Figure 1.

Soil samples at each sampling interval were divided into two aliquots - one for headspace analysis and one for possible analytical laboratory testing. The soil samples collected for headspace analysis were screened in the field for total volatile organic content. Each sample for this purpose was placed in a container and labeled with the sampling location and sample depth. Following the completion of each borehole, the headspace of each container was measured by inserting the probe of an Organic Vapor Meter (OVM) photo ionization detector (PID) into the container. The highest observed PID measurement was recorded as total volatile organic compounds (VOCs) in parts per million vapors (ppmv). Before screening the soil samples, the PID was calibrated according to the manufacturer's specifications.

Soil samples were also collected for possible analytical laboratory analysis from the same intervals as the samples obtained for headspace testing. Samples collected for laboratory analysis were sealed in glass containers provided by Test America of Cedar Falls, Iowa and labeled with the date and time of collection, sampling location, and sampling depth. Following collection, the samples were



**vj engineering**  
2570 holiday road  
coralville, iowa 52241  
ph: (319) 338-4939 fax: (319) 338-9457

civil – structural - environmental – surveying

preserved in a cooler with ice. The selected soil samples were shipped under chain-of-custody control by VJ Engineering directly to Test America for analysis. The selected samples were analyzed for benzene, toluene, ethylbenzene and xylene (BTEX) and Methyl tert-butyl ether (MTBE) using environmental protection agency (EPA) method 8260C and total extractable hydrocarbons (TEH) using Iowa Method OA-2.

#### SOIL ANALYTICAL RESULTS

The detected compounds in soil were compared to their respective Iowa Department of Natural Resources (IDNR) Underground Storage Tank (UST) Section Tier 1 standards for soil. BTEX and MTBE concentration were below detectable laboratory limits and thus below the most restrictive IDNR UST Tier 1 action levels. TEH as diesel (21.3 parts per million (ppm)) and TEH as waste oil (139 ppm) were detected in soil sample North SW/B #4 at concentrations not exceeding the most restrictive Tier 1 statewide standards. Soil analytical results are presented as Attachment A.

#### RECOMMENDATIONS

Given that the detected concentration of diesel identified in soil sample North SW/B #4(21.3 ppm) was well below the Iowa Tier 1 most restrictive action level (3,800 ppm), VJ Engineering does not recommend further investigation to determine if soil or groundwater has been impacted by activities of the adjacent properties.

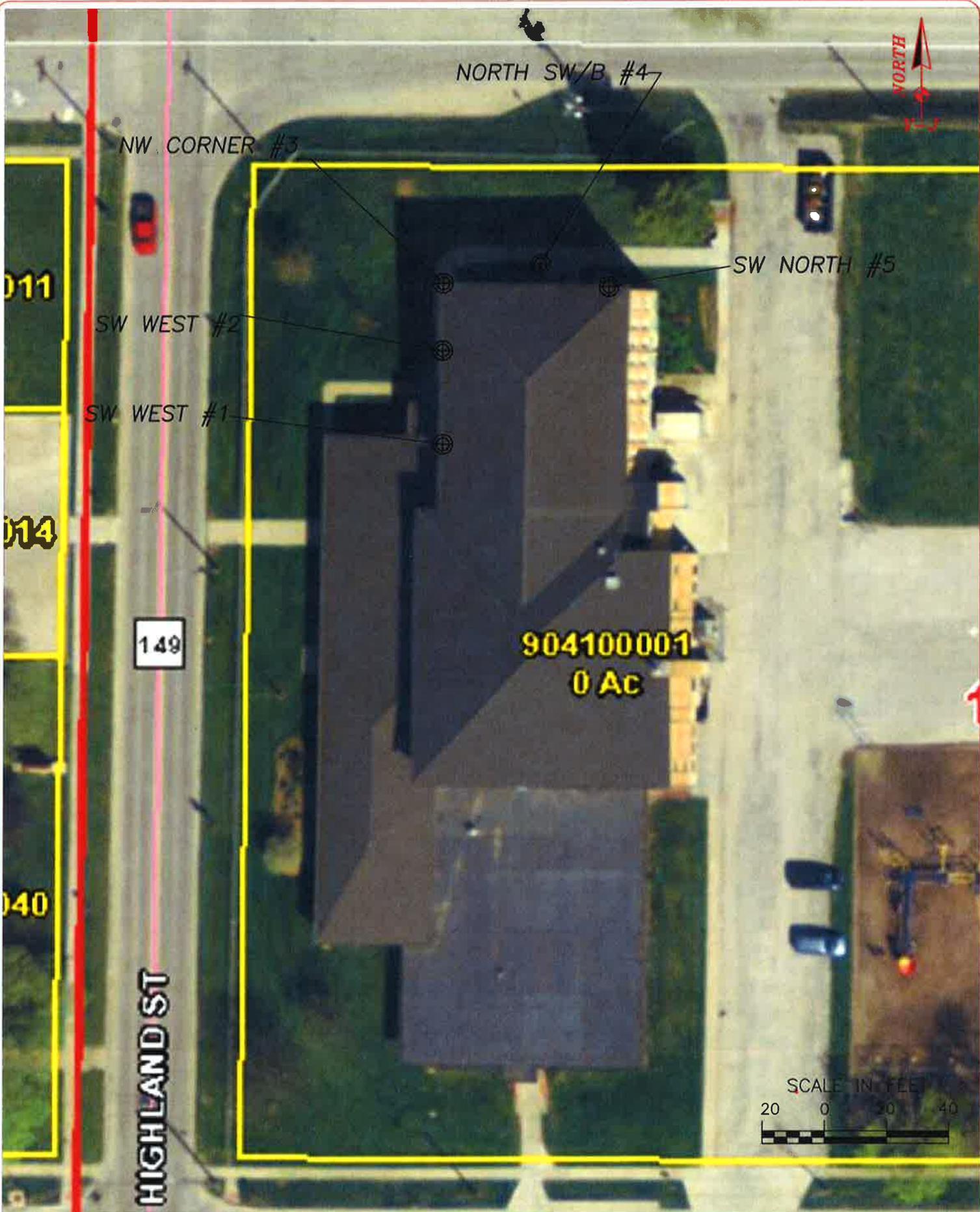
If you have any questions with regard to this project, please contact Steve Lee or James Goodrich of VJ Engineering at 319-338-4939.

Sincerely,

VJ ENGINEERING

James E. Goodrich, CGWP #2072  
Geologist

Attachments



13-3132  
sheet  
**F1**



VJ Engineering, Inc.  
2570 Holiday Road  
Coralville, Iowa - 319-338-4939

**WILLIAMSBURG ELEMENTARY SCHOOL**  
501 HIGHLAND STREET, WILLIAMSBURG, IOWA  
SOIL SAMPLING LOCATIONS

scale  
AS NOTED  
drawn by  
STEVE LEE  
date  
07-29-2014



**vj engineering**  
2570 holiday road  
coralville, iowa 52241  
ph: (319) 338-4939 fax: (319) 338-9457

civil – structural - environmental – surveying

ATTACHMENT A

SOIL ANALYTICAL RESULTS

# TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

## ANALYTICAL REPORT

TestAmerica Laboratories, Inc.

TestAmerica Cedar Falls

704 Enterprise Drive

Cedar Falls, IA 50613

Tel: (319)277-2401

TestAmerica Job ID: 310-34964-1

Client Project/Site: Former Williamsburg Elementary

For:

Van Winkle-Jacobs Engineering

dba VJ Engineering

2570 Holiday Road

Coralville, Iowa 52241

Attn: James Goodrich



Authorized for release by:

7/25/2014 3:31:04 PM

Angela Muehling, Project Manager I

(319)277-2401

[angela.muehling@testamericainc.com](mailto:angela.muehling@testamericainc.com)

### LINKS

Review your project results through

**Total Access**

Have a Question?



Visit us at:

[www.testamericainc.com](http://www.testamericainc.com)

*This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.*

*Results relate only to the items tested and the sample(s) as received by the laboratory.*

# Table of Contents

Cover Page . . . . .	1
Table of Contents . . . . .	2
Case Narrative . . . . .	3
Sample Summary . . . . .	4
Detection Summary . . . . .	5
Client Sample Results . . . . .	6
Definitions . . . . .	11
Surrogate Summary . . . . .	12
QC Sample Results . . . . .	14
QC Association . . . . .	17
Chronicle . . . . .	19
Certification Summary . . . . .	21
Method Summary . . . . .	22
Chain of Custody . . . . .	23
Receipt Checklists . . . . .	25



## Case Narrative

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Job ID: 310-34964-1**

**Laboratory: TestAmerica Cedar Falls**

### Narrative

Job Narrative  
310-34964-1

### Comments

No additional comments.

### Receipt

The samples were received on 7/16/2014 4:30 PM; the samples arrived in good condition, properly preserved and, where required, on ice.

### GC/MS VOA

Method(s) 8260C: The continuing calibration verification (CCV) associated with batch 54850 recovered above the upper control limit for Methyl tert-butyl ether(31.2%D). The samples associated with this CCV were non-detects for the affected analytes; therefore, the data have been reported. The following samples are impacted: (CCV 310-54850/3).

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

### GC Semi VOA

Method(s) OA-2: Surrogate recovery for the following sample(s) was outside control limits: NW Corner #3 (310-34964-3). Evidence of matrix interference is present; therefore, re-extraction and/or re-analysis was not performed.

Method(s) OA-2: Surrogate recovery for the following sample(s) was outside control limits: LCS (310-55466/2).

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

### Organic Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

### VOA Prep

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

# Sample Summary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
310-34964-1	SW West #1	Soil	07/16/14 12:00	07/16/14 16:30
310-34964-2	SW West #2	Soil	07/16/14 12:00	07/16/14 16:30
310-34964-3	NW Corner #3	Soil	07/16/14 12:00	07/16/14 16:30
310-34964-4	North SW/B #4	Soil	07/16/14 12:00	07/16/14 16:30
310-34964-5	SW North #5	Soil	07/16/14 12:00	07/16/14 16:30

## Detection Summary

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Client Sample ID: SW West #1

Lab Sample ID: 310-34964-1

No Detections.

### Client Sample ID: SW West #2

Lab Sample ID: 310-34964-2

No Detections.

### Client Sample ID: NW Corner #3

Lab Sample ID: 310-34964-3

No Detections.

### Client Sample ID: North SW/B #4

Lab Sample ID: 310-34964-4

Analyte	Result	Qualifier	NONE	NONE	Unit	Dil Fac	D	Method	Prep Type
Total Extractable Hydrocarbons	160		9.56		mg/Kg	1		OA-2	Total/NA
Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Diesel	21.3	Z	9.56		mg/Kg	1		OA-2	Total/NA
Waste Oil	139		9.56		mg/Kg	1		OA-2	Total/NA

### Client Sample ID: SW North #5

Lab Sample ID: 310-34964-5

No Detections.

This Detection Summary does not include radiochemical test results.

TestAmerica Cedar Falls

# Client Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: SW West #1**

**Lab Sample ID: 310-34964-1**

**Date Collected: 07/16/14 12:00**

**Matrix: Soil**

**Date Received: 07/16/14 16:30**

**Sampler Name: James Goodrich**

**Sampler Phone Number: 319-338-4939**

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	<0.0109		0.0109		mg/Kg		07/18/14 08:46	07/18/14 12:53	1
Ethylbenzene	<0.0109		0.0109		mg/Kg		07/18/14 08:46	07/18/14 12:53	1
Methyl tert-butyl ether	<0.0109		0.0109		mg/Kg		07/18/14 08:46	07/18/14 12:53	1
Toluene	<0.0109		0.0109		mg/Kg		07/18/14 08:46	07/18/14 12:53	1
Xylenes, Total	<0.0327		0.0327		mg/Kg		07/18/14 08:46	07/18/14 12:53	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	107		80 - 120	07/18/14 08:46	07/18/14 12:53	1
Dibromofluoromethane (Surr)	103		75 - 125	07/18/14 08:46	07/18/14 12:53	1
Toluene-d8 (Surr)	96		80 - 120	07/18/14 08:46	07/18/14 12:53	1

**Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)**

Analyte	Result	Qualifier	NONE	NONE	Unit	D	Prepared	Analyzed	Dil Fac
Total Extractable Hydrocarbons	<9.42		9.42		mg/Kg			07/17/14 16:21	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.42		9.42		mg/Kg		07/17/14 10:49	07/21/14 16:29	1
Gasoline	<9.42		9.42		mg/Kg		07/17/14 10:49	07/21/14 16:29	1
Waste Oil	<9.42		9.42		mg/Kg		07/17/14 10:49	07/21/14 16:29	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
n-Octacosane	64		60 - 150	07/17/14 10:49	07/21/14 16:29	1

# Client Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: SW West #2**

**Lab Sample ID: 310-34964-2**

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Sampler Name: James Goodrich

Sampler Phone Number: 319-338-4939

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 13:18	1
Ethylbenzene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 13:18	1
Methyl tert-butyl ether	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 13:18	1
Toluene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 13:18	1
Xylenes, Total	<0.0339		0.0339		mg/Kg		07/18/14 08:46	07/18/14 13:18	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	105		80 - 120	07/18/14 08:46	07/18/14 13:18	1
Dibromofluoromethane (Surr)	105		75 - 125	07/18/14 08:46	07/18/14 13:18	1
Toluene-d8 (Surr)	97		80 - 120	07/18/14 08:46	07/18/14 13:18	1

**Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)**

Analyte	Result	Qualifier	NONE	NONE	Unit	D	Prepared	Analyzed	Dil Fac
Total Extractable Hydrocarbons	<9.92		9.92		mg/Kg			07/17/14 16:21	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 17:12	1
Gasoline	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 17:12	1
Waste Oil	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 17:12	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
n-Octacosane	80		60 - 150	07/17/14 10:49	07/21/14 17:12	1

## Client Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: NW Corner #3**

**Lab Sample ID: 310-34964-3**

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Sampler Name: James Goodrich

Sampler Phone Number: 319-338-4939

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	<0.0125		0.0125		mg/Kg		07/18/14 08:46	07/18/14 13:43	1
Ethylbenzene	<0.0125		0.0125		mg/Kg		07/18/14 08:46	07/18/14 13:43	1
Methyl tert-butyl ether	<0.0125		0.0125		mg/Kg		07/18/14 08:46	07/18/14 13:43	1
Toluene	<0.0125		0.0125		mg/Kg		07/18/14 08:46	07/18/14 13:43	1
Xylenes, Total	<0.0374		0.0374		mg/Kg		07/18/14 08:46	07/18/14 13:43	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	106		80 - 120	07/18/14 08:46	07/18/14 13:43	1
Dibromofluoromethane (Surr)	105		75 - 125	07/18/14 08:46	07/18/14 13:43	1
Toluene-d8 (Surr)	96		80 - 120	07/18/14 08:46	07/18/14 13:43	1

**Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)**

Analyte	Result	Qualifier	NONE	NONE	Unit	D	Prepared	Analyzed	Dil Fac
Total Extractable Hydrocarbons	<9.89		9.89		mg/Kg			07/17/14 16:21	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.89		9.89		mg/Kg		07/24/14 12:34	07/25/14 13:03	1
Gasoline	<9.89		9.89		mg/Kg		07/24/14 12:34	07/25/14 13:03	1
Waste Oil	<9.89		9.89		mg/Kg		07/24/14 12:34	07/25/14 13:03	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
n-Octacosane	47	X	60 - 150	07/24/14 12:34	07/25/14 13:03	1

TestAmerica Cedar Falls

## Client Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: North SW/B #4**

**Lab Sample ID: 310-34964-4**

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Sampler Name: James Goodrich

Sampler Phone Number: 319-338-4939

### Method: 8260C - Volatile Organic Compounds by GC/MS

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	<0.0115		0.0115		mg/Kg		07/18/14 08:46	07/18/14 14:07	1
Ethylbenzene	<0.0115		0.0115		mg/Kg		07/18/14 08:46	07/18/14 14:07	1
Methyl tert-butyl ether	<0.0115		0.0115		mg/Kg		07/18/14 08:46	07/18/14 14:07	1
Toluene	<0.0115		0.0115		mg/Kg		07/18/14 08:46	07/18/14 14:07	1
Xylenes, Total	<0.0344		0.0344		mg/Kg		07/18/14 08:46	07/18/14 14:07	1
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>				<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>
4-Bromofluorobenzene (Surr)	108		80 - 120				07/18/14 08:46	07/18/14 14:07	1
Dibromofluoromethane (Surr)	102		75 - 125				07/18/14 08:46	07/18/14 14:07	1
Toluene-d8 (Surr)	97		80 - 120				07/18/14 08:46	07/18/14 14:07	1

### Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Analyte	Result	Qualifier	NONE	NONE	Unit	D	Prepared	Analyzed	Dil Fac
<b>Total Extractable Hydrocarbons</b>	<b>160</b>		9.56		mg/Kg			07/17/14 16:21	1
<b>Analyte</b>	<b>Result</b>	<b>Qualifier</b>	<b>RL</b>	<b>MDL</b>	<b>Unit</b>	<b>D</b>	<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>
<b>Diesel</b>	<b>21.3</b>	<b>Z</b>	9.56		mg/Kg		07/17/14 10:49	07/24/14 03:09	1
Gasoline	<9.56		9.56		mg/Kg		07/17/14 10:49	07/24/14 03:09	1
<b>Waste Oil</b>	<b>139</b>		9.56		mg/Kg		07/17/14 10:49	07/24/14 03:09	1
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>				<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>
n-Octacosane	149		60 - 150				07/17/14 10:49	07/24/14 03:09	1

TestAmerica Cedar Falls

## Client Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: SW North #5**

**Lab Sample ID: 310-34964-5**

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Sampler Name: James Goodrich

Sampler Phone Number: 319-338-4939

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	<0.0121		0.0121		mg/Kg		07/18/14 08:46	07/18/14 14:32	1
Ethylbenzene	<0.0121		0.0121		mg/Kg		07/18/14 08:46	07/18/14 14:32	1
Methyl tert-butyl ether	<0.0121		0.0121		mg/Kg		07/18/14 08:46	07/18/14 14:32	1
Toluene	<0.0121		0.0121		mg/Kg		07/18/14 08:46	07/18/14 14:32	1
Xylenes, Total	<0.0364		0.0364		mg/Kg		07/18/14 08:46	07/18/14 14:32	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	110		80 - 120	07/18/14 08:46	07/18/14 14:32	1
Dibromofluoromethane (Surr)	102		75 - 125	07/18/14 08:46	07/18/14 14:32	1
Toluene-d8 (Surr)	97		80 - 120	07/18/14 08:46	07/18/14 14:32	1

**Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)**

Analyte	Result	Qualifier	NONE	NONE	Unit	D	Prepared	Analyzed	Dil Fac
Total Extractable Hydrocarbons	<9.92		9.92		mg/Kg			07/17/14 16:21	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Diesel	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 18:36	1
Gasoline	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 18:36	1
Waste Oil	<9.92		9.92		mg/Kg		07/17/14 10:49	07/21/14 18:36	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
n-Octacosane	87		60 - 150	07/17/14 10:49	07/21/14 18:36	1

TestAmerica Cedar Falls

## Definitions/Glossary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Qualifiers

#### GC Semi VOA

Qualifier	Qualifier Description
X	Surrogate is outside control limits
Z	The chromatographic response does not resemble a typical fuel pattern.

### Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CNF	Contains no Free Liquid
DER	Duplicate error ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision level concentration
MDA	Minimum detectable activity
EDL	Estimated Detection Limit
MDC	Minimum detectable concentration
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
NC	Not Calculated
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative error ratio
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

TestAmerica Cedar Falls

## Surrogate Summary

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Method: 8260C - Volatile Organic Compounds by GC/MS

Matrix: Soil

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (80-120)	DBFM (75-125)	TOL (80-120)
310-34964-1	SW West #1	107	103	96
310-34964-1 MS	SW West #1	107	106	95
310-34964-1 MSD	SW West #1	108	107	97
310-34964-2	SW West #2	105	105	97
310-34964-3	NW Corner #3	106	105	96
310-34964-4	North SW/B #4	108	102	97
310-34964-5	SW North #5	110	102	97

**Surrogate Legend**  
 BFB = 4-Bromofluorobenzene (Surr)  
 DBFM = Dibromofluoromethane (Surr)  
 TOL = Toluene-d8 (Surr)

### Method: 8260C - Volatile Organic Compounds by GC/MS

Matrix: Solid

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (80-120)	DBFM (75-125)	TOL (80-120)
LCS 310-54840/2-A	Lab Control Sample	104	107	96
MB 310-54840/1-A	Method Blank	108	104	96

**Surrogate Legend**  
 BFB = 4-Bromofluorobenzene (Surr)  
 DBFM = Dibromofluoromethane (Surr)  
 TOL = Toluene-d8 (Surr)

### Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Soil

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)
		OTC (60-150)
310-34964-1	SW West #1	64
310-34964-2	SW West #2	80
310-34964-3	NW Corner #3	47 X
310-34964-4	North SW/B #4	149
310-34964-5	SW North #5	87

**Surrogate Legend**  
 OTC = n-Octacosane

### Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

Matrix: Solid

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)
		OTC (60-150)
LCS 310-54710/2-A	Lab Control Sample	90
LCS 310-55466/2-A	Lab Control Sample	51 X

TestAmerica Cedar Falls

# Surrogate Summary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

## Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC) (Continued)

Matrix: Solid

Prep Type: Total/NA

### Percent Surrogate Recovery (Acceptance Limits)

Lab Sample ID	Client Sample ID	OTC (60-150)
MB 310-54710/1-A	Method Blank	80
MB 310-55466/1-A	Method Blank	78

#### Surrogate Legend

OTC = n-Octacosane

## QC Sample Results

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Method: 8260C - Volatile Organic Compounds by GC/MS

**Lab Sample ID: MB 310-54840/1-A**

**Matrix: Solid**

**Analysis Batch: 54850**

**Client Sample ID: Method Blank**

**Prep Type: Total/NA**

**Prep Batch: 54840**

Analyte	MB MB		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Benzene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 10:50	1
Ethylbenzene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 10:50	1
Methyl tert-butyl ether	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 10:50	1
Toluene	<0.0113		0.0113		mg/Kg		07/18/14 08:46	07/18/14 10:50	1
Xylenes, Total	<0.0340		0.0340		mg/Kg		07/18/14 08:46	07/18/14 10:50	1

Surrogate	MB MB		Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
4-Bromofluorobenzene (Surr)	108		80 - 120	07/18/14 08:46	07/18/14 10:50	1
Dibromofluoromethane (Surr)	104		75 - 125	07/18/14 08:46	07/18/14 10:50	1
Toluene-d8 (Surr)	96		80 - 120	07/18/14 08:46	07/18/14 10:50	1

**Lab Sample ID: LCS 310-54840/2-A**

**Matrix: Solid**

**Analysis Batch: 54850**

**Client Sample ID: Lab Control Sample**

**Prep Type: Total/NA**

**Prep Batch: 54840**

Analyte	Spike Added	LCS LCS		Unit	D	%Rec	%Rec. Limits
		Result	Qualifier				
Benzene	0.0484	0.05434		mg/Kg		112	55 - 135
Ethylbenzene	0.0484	0.05065		mg/Kg		105	60 - 125
Methyl tert-butyl ether	0.0484	0.06094		mg/Kg		126	55 - 130
Toluene	0.0484	0.05094		mg/Kg		105	60 - 130
Xylenes, Total	0.0968	0.1015		mg/Kg		105	50 - 130

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	104		80 - 120
Dibromofluoromethane (Surr)	107		75 - 125
Toluene-d8 (Surr)	96		80 - 120

**Lab Sample ID: 310-34964-1 MS**

**Matrix: Soil**

**Analysis Batch: 54850**

**Client Sample ID: SW West #1**

**Prep Type: Total/NA**

**Prep Batch: 54840**

Analyte	Sample Sample		Spike Added	MS MS		Unit	D	%Rec	%Rec. Limits
	Result	Qualifier		Result	Qualifier				
Benzene	<0.0109		0.0456	0.04803		mg/Kg		105	40 - 135
Ethylbenzene	<0.0109		0.0456	0.04483		mg/Kg		98	30 - 125
Methyl tert-butyl ether	<0.0109		0.0456	0.05400		mg/Kg		118	55 - 130
Toluene	<0.0109		0.0456	0.04445		mg/Kg		97	35 - 130
Xylenes, Total	<0.0327		0.0913	0.09159		mg/Kg		100	30 - 130

Surrogate	MS MS		Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	107		80 - 120
Dibromofluoromethane (Surr)	106		75 - 125
Toluene-d8 (Surr)	95		80 - 120

TestAmerica Cedar Falls

## QC Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)

**Lab Sample ID: 310-34964-1 MSD**  
**Matrix: Soil**  
**Analysis Batch: 54850**

**Client Sample ID: SW West #1**  
**Prep Type: Total/NA**  
**Prep Batch: 54840**

Analyte	Sample	Sample	Spike	MSD	MSD	Unit	D	%Rec	%Rec.	Limits	RPD	Limit
	Result	Qualifier	Added	Result	Qualifier							
Benzene	<0.0109		0.0475	0.05039		mg/Kg		106		40 - 135	5	40
Ethylbenzene	<0.0109		0.0475	0.04639		mg/Kg		98		30 - 125	3	40
Methyl tert-butyl ether	<0.0109		0.0475	0.05712		mg/Kg		120		55 - 130	6	40
Toluene	<0.0109		0.0475	0.04573		mg/Kg		96		35 - 130	3	40
Xylenes, Total	<0.0327		0.0950	0.09411		mg/Kg		99		30 - 130	3	40
<b>MSD MSD</b>												
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>									
4-Bromofluorobenzene (Surr)	108		80 - 120									
Dibromofluoromethane (Surr)	107		75 - 125									
Toluene-d8 (Surr)	97		80 - 120									

### Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC)

**Lab Sample ID: MB 310-54710/1-A**  
**Matrix: Solid**  
**Analysis Batch: 55029**

**Client Sample ID: Method Blank**  
**Prep Type: Total/NA**  
**Prep Batch: 54710**

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Diesel	<10.0		10.0		mg/Kg		07/17/14 10:49	07/21/14 11:36	1
Gasoline	<10.0		10.0		mg/Kg		07/17/14 10:49	07/21/14 11:36	1
Waste Oil	<10.0		10.0		mg/Kg		07/17/14 10:49	07/21/14 11:36	1
<b>MB MB</b>									
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>			<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>	
n-Octacosane	80		60 - 150			07/17/14 10:49	07/21/14 11:36	1	

**Lab Sample ID: LCS 310-54710/2-A**  
**Matrix: Solid**  
**Analysis Batch: 55029**

**Client Sample ID: Lab Control Sample**  
**Prep Type: Total/NA**  
**Prep Batch: 54710**

Analyte	Spike Added	LCS	LCS	Unit	D	%Rec	%Rec.	Limits
		Result	Qualifier					
Diesel	133	94.37		mg/Kg		71		45 - 125
<b>LCS LCS</b>								
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>					
n-Octacosane	90		60 - 150					

**Lab Sample ID: MB 310-55466/1-A**  
**Matrix: Solid**  
**Analysis Batch: 55574**

**Client Sample ID: Method Blank**  
**Prep Type: Total/NA**  
**Prep Batch: 55466**

Analyte	MB	MB	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Diesel	<10.0		10.0		mg/Kg		07/24/14 12:34	07/25/14 10:52	1
Gasoline	<10.0		10.0		mg/Kg		07/24/14 12:34	07/25/14 10:52	1
Waste Oil	<10.0		10.0		mg/Kg		07/24/14 12:34	07/25/14 10:52	1
<b>MB MB</b>									
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>			<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>	
n-Octacosane	78		60 - 150			07/24/14 12:34	07/25/14 10:52	1	

TestAmerica Cedar Falls

# QC Sample Results

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

## Method: OA-2 - Iowa - Extractable Petroleum Hydrocarbons (GC) (Continued)

Lab Sample ID: LCS 310-55466/2-A

Matrix: Solid

Analysis Batch: 55574

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 55466

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Diesel	133	70.72		mg/Kg		53	45 - 125

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
n-Octacosane	51	X	60 - 150



9

## QC Association Summary

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### GC/MS VOA

#### Prep Batch: 54840

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-1	SW West #1	Total/NA	Soil	5030B	
310-34964-1 MS	SW West #1	Total/NA	Soil	5030B	
310-34964-1 MSD	SW West #1	Total/NA	Soil	5030B	
310-34964-2	SW West #2	Total/NA	Soil	5030B	
310-34964-3	NW Corner #3	Total/NA	Soil	5030B	
310-34964-4	North SW/B #4	Total/NA	Soil	5030B	
310-34964-5	SW North #5	Total/NA	Soil	5030B	
LCS 310-54840/2-A	Lab Control Sample	Total/NA	Solid	5030B	
MB 310-54840/1-A	Method Blank	Total/NA	Solid	5030B	

#### Analysis Batch: 54850

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-1	SW West #1	Total/NA	Soil	8260C	54840
310-34964-1 MS	SW West #1	Total/NA	Soil	8260C	54840
310-34964-1 MSD	SW West #1	Total/NA	Soil	8260C	54840
310-34964-2	SW West #2	Total/NA	Soil	8260C	54840
310-34964-3	NW Corner #3	Total/NA	Soil	8260C	54840
310-34964-4	North SW/B #4	Total/NA	Soil	8260C	54840
310-34964-5	SW North #5	Total/NA	Soil	8260C	54840
LCS 310-54840/2-A	Lab Control Sample	Total/NA	Solid	8260C	54840
MB 310-54840/1-A	Method Blank	Total/NA	Solid	8260C	54840

### GC Semi VOA

#### Analysis Batch: 54676

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-1	SW West #1	Total/NA	Soil	OA-2	
310-34964-2	SW West #2	Total/NA	Soil	OA-2	
310-34964-3	NW Corner #3	Total/NA	Soil	OA-2	
310-34964-4	North SW/B #4	Total/NA	Soil	OA-2	
310-34964-5	SW North #5	Total/NA	Soil	OA-2	

#### Prep Batch: 54710

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-1	SW West #1	Total/NA	Soil	3546	
310-34964-2	SW West #2	Total/NA	Soil	3546	
310-34964-4	North SW/B #4	Total/NA	Soil	3546	
310-34964-5	SW North #5	Total/NA	Soil	3546	
LCS 310-54710/2-A	Lab Control Sample	Total/NA	Solid	3546	
MB 310-54710/1-A	Method Blank	Total/NA	Solid	3546	

#### Analysis Batch: 55029

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-1	SW West #1	Total/NA	Soil	OA-2	54710
310-34964-2	SW West #2	Total/NA	Soil	OA-2	54710
310-34964-5	SW North #5	Total/NA	Soil	OA-2	54710
LCS 310-54710/2-A	Lab Control Sample	Total/NA	Solid	OA-2	54710
MB 310-54710/1-A	Method Blank	Total/NA	Solid	OA-2	54710

TestAmerica Cedar Falls

# QC Association Summary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

## GC Semi VOA (Continued)

### Analysis Batch: 55372

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-4	North SW/B #4	Total/NA	Soil	OA-2	54710

### Prep Batch: 55466

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-3	NW Corner #3	Total/NA	Soil	3546	
LCS 310-55466/2-A	Lab Control Sample	Total/NA	Solid	3546	
MB 310-55466/1-A	Method Blank	Total/NA	Solid	3546	

### Analysis Batch: 55574

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
310-34964-3	NW Corner #3	Total/NA	Soil	OA-2	55466
LCS 310-55466/2-A	Lab Control Sample	Total/NA	Solid	OA-2	55466
MB 310-55466/1-A	Method Blank	Total/NA	Solid	OA-2	55466

## Lab Chronicle

Client: Van Winkle-Jacobs Engineering  
 Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

### Client Sample ID: SW West #1

Lab Sample ID: 310-34964-1

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5030B			54840	07/18/14 08:46	TCH	TAL CF
Total/NA	Analysis	8260C		1	54850	07/18/14 12:53	TCH	TAL CF
Total/NA	Prep	3546			54710	07/17/14 10:49	EEE	TAL CF
Total/NA	Analysis	OA-2		1	55029	07/21/14 16:29	BKT	TAL CF
Total/NA	Analysis	OA-2		1	54676	07/17/14 16:21	EEE	TAL CF

### Client Sample ID: SW West #2

Lab Sample ID: 310-34964-2

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5030B			54840	07/18/14 08:46	TCH	TAL CF
Total/NA	Analysis	8260C		1	54850	07/18/14 13:18	TCH	TAL CF
Total/NA	Prep	3546			54710	07/17/14 10:49	EEE	TAL CF
Total/NA	Analysis	OA-2		1	55029	07/21/14 17:12	BKT	TAL CF
Total/NA	Analysis	OA-2		1	54676	07/17/14 16:21	EEE	TAL CF

### Client Sample ID: NW Corner #3

Lab Sample ID: 310-34964-3

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5030B			54840	07/18/14 08:46	TCH	TAL CF
Total/NA	Analysis	8260C		1	54850	07/18/14 13:43	TCH	TAL CF
Total/NA	Analysis	OA-2		1	54676	07/17/14 16:21	EEE	TAL CF
Total/NA	Prep	3546			55466	07/24/14 12:34	EEE	TAL CF
Total/NA	Analysis	OA-2		1	55574	07/25/14 13:03	BKT	TAL CF

### Client Sample ID: North SW/B #4

Lab Sample ID: 310-34964-4

Date Collected: 07/16/14 12:00

Matrix: Soil

Date Received: 07/16/14 16:30

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5030B			54840	07/18/14 08:46	TCH	TAL CF
Total/NA	Analysis	8260C		1	54850	07/18/14 14:07	TCH	TAL CF
Total/NA	Analysis	OA-2		1	54676	07/17/14 16:21	EEE	TAL CF
Total/NA	Prep	3546			54710	07/17/14 10:49	EEE	TAL CF
Total/NA	Analysis	OA-2		1	55372	07/24/14 03:09	BKT	TAL CF

# Lab Chronicle

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

**Client Sample ID: SW North #5**

**Lab Sample ID: 310-34964-5**

**Date Collected: 07/16/14 12:00**

**Matrix: Soil**

**Date Received: 07/16/14 16:30**

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	5030B			54840	07/18/14 08:46	TCH	TAL CF
Total/NA	Analysis	8260C		1	54850	07/18/14 14:32	TCH	TAL CF
Total/NA	Prep	3546			54710	07/17/14 10:49	EEE	TAL CF
Total/NA	Analysis	OA-2		1	55029	07/21/14 18:36	BKT	TAL CF
Total/NA	Analysis	OA-2		1	54676	07/17/14 16:21	EEE	TAL CF

**Laboratory References:**

TAL CF = TestAmerica Cedar Falls, 704 Enterprise Drive, Cedar Falls, IA 50613, TEL (319)277-2401

# Certification Summary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

## Laboratory: TestAmerica Cedar Falls

All certifications held by this laboratory are listed. Not all certifications are applicable to this report.

Authority	Program	EPA Region	Certification ID	Expiration Date
AIHA-LAP, LLC	IHLAP		101044	11-01-14
Georgia	State Program	4	N/A	09-29-14
Illinois	NELAP	5	200024	11-29-14
Iowa	State Program	7	007	12-01-15
Kansas	NELAP	7	E-10341	01-31-15
Minnesota	NELAP	5	019-999-319	12-31-14
North Dakota	State Program	8	R-186	09-29-14
Oregon	NELAP	10	IA100001	09-29-14
Wisconsin	State Program	5	999917270	08-31-14



## Method Summary

Client: Van Winkle-Jacobs Engineering  
Project/Site: Former Williamsburg Elementary

TestAmerica Job ID: 310-34964-1

Method	Method Description	Protocol	Laboratory
8260C	Volatile Organic Compounds by GC/MS	SW846	TAL CF
OA-2	Iowa - Extractable Petroleum Hydrocarbons (GC)	Iowa DNR	TAL CF

### Protocol References:

Iowa DNR = Iowa Department of Natural Resources

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

### Laboratory References:

TAL CF = TestAmerica Cedar Falls, 704 Enterprise Drive, Cedar Falls, IA 50613, TEL (319)277-2401



310-34964 Chain of Custody

Client: VT ENG Project: \_\_\_\_\_

City: Coralville State: \_\_\_\_\_

Date: 7-16-14 Receiver's Initials: CA Time (Delivered): 16:30

**Temperature Record:**

Cooler ID# (If Applicable)  
Client

Uncorrected Temp:  
\_\_\_\_\_ °C

Corrected Temp:  
\_\_\_\_\_ °C

**Thermometer:**

- IR "E" - 111531506
- IR "Front" - 61854108
- IR "G" - 130195822
- IR "H" - 130195853
- Other: \_\_\_\_\_

**Courier:**

<input type="checkbox"/> UPS	<input checked="" type="checkbox"/> TA Courier
<input type="checkbox"/> FedEx	<input type="checkbox"/> TA Field Services
<input type="checkbox"/> FedEx Ground	<input type="checkbox"/> Client
<input type="checkbox"/> US Postal Service	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Spee-Dee	

- Temperature blank NONE
- Temperature out of compliance

**Coolant Record:**

- Received on ice
- Wet ice
- Blue ice
- Dry ice
- Other: \_\_\_\_\_
- NONE

**Exceptions Noted:**

- Sample(s) not received in cooler
- Sample(s) received same day of sampling
- Evidence of chilling process
- Temp blank <0°C, samples NOT FROZEN
- Temp blank <0°C, samples FROZEN
- Temperature not taken: (Indicate reason)  
soils.
- Non-Conformance Report Started

**Custody Seals:**

<p>Cooler Custody Seals Present?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Cooler Custody Seals Intact?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>Sample Custody Seals Present?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Sample Custody Seals Intact?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>

**Cedar Falls**  
704 Enterprise Drive

Cedar Falls, IA 50613  
phone 319.277.2401 fax 319.277.2425



TestAmerica Laboratories, Inc.

<b>Client Contact</b> VJ Engineering 2570 Holiday Road Coralville, Iowa 52241 (319) 338-4939 Phone		<b>Project Manager: JEG</b> Tel/Fax:		<b>Site Contact: JEG</b> Lab Contact:		<b>7/16/2014</b> COC No. of COCs	
<b>Analysis Turnaround Time</b> Calendar (C) or Work Days (W) <input type="checkbox"/> TAT if different from Below <input type="checkbox"/> 2 weeks <input type="checkbox"/> 1 week <input type="checkbox"/> 2 days <input type="checkbox"/> 1 day		<b>Sample Date</b> 7/16/14 7/16/14 7/16/14 7/16/14 7/16/14		<b>Sample Time</b> 12:00 12:00 12:00 12:00 12:00		<b>Sample Type</b> GRAB GRAB GRAB GRAB GRAB	
<b>Sample Identification</b> SW WEST #1 SW WEST #2 NW CORNER #3 NORTH SW/B #4 SW NORTH #5		<b>Matrix</b> SOIL SOIL SOIL SOIL SOIL		<b># of Cont.</b>		<b>Filtered Sample</b> BTEX (826B) x x x MTBE x x x TEH by Iowa OA-2 x x x	
Preservation Used: 1= Ice, 2= HCl, 3= H2SO4, 4= HNO3, 5= NaOH, 6= Other Possible Hazard Identification <input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown		Special Instructions/QC Requirements & Comments:		<input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For Months		Sample Specific Notes:	
Relinquished by: James P. Goodrich Relinquished by: <i>James P. Goodrich</i> Relinquished by:		Company: VJ Engineering Company: <i>VJ Engineering</i> Company:		Date/Time: 7/16/14 13:00 Date/Time: 7/16/14 15:10 Date/Time: 7/16/14 16:30		Company: <i>VJ</i> Company: <i>VJ</i> Company:	

## Login Sample Receipt Checklist

Client: Van Winkle-Jacobs Engineering

Job Number: 310-34964-1

Login Number: 34964

List Source: TestAmerica Cedar Falls

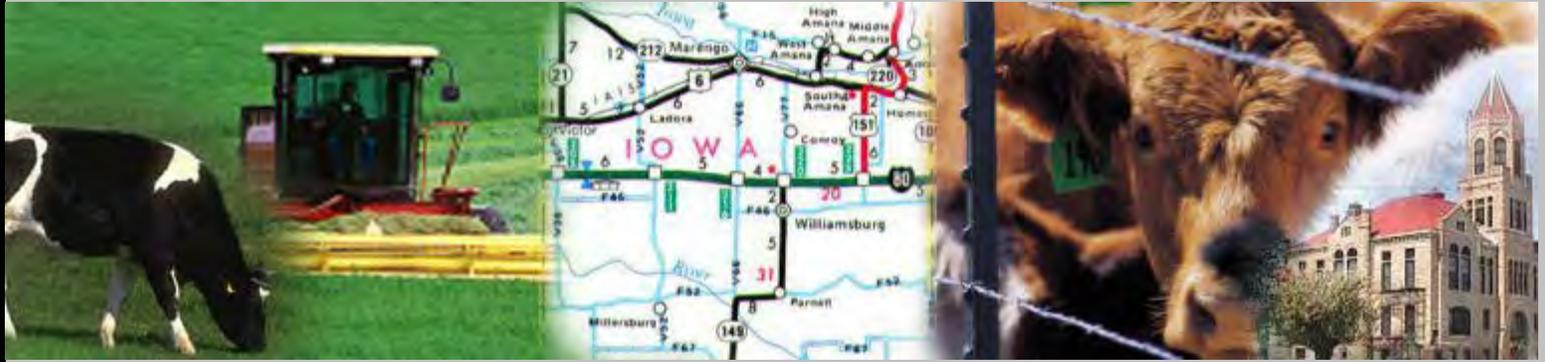
List Number: 1

Creator: Wilson, Cheryl L

Question	Answer	Comment
Radioactivity wasn't checked or is <math>\neq</math> background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	N/A	
Sample custody seals, if present, are intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	False	Received same day of collection; chilling process has begun.
Cooler Temperature is recorded.	False	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <math><6\text{mm}</math> (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

# Iowa County, Iowa

Official Iowa County, Iowa website, the main site for all things related to County Government in Iowa County, Iowa. Courthouse located in Marengo, Iowa.



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 [Real Estate Inquiry](#)   
 [Office Info](#)   
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**Monday-Friday**  
**8:00AM to 4:30PM**



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[MidLand Gis](#)



[Appraisal Data](#)

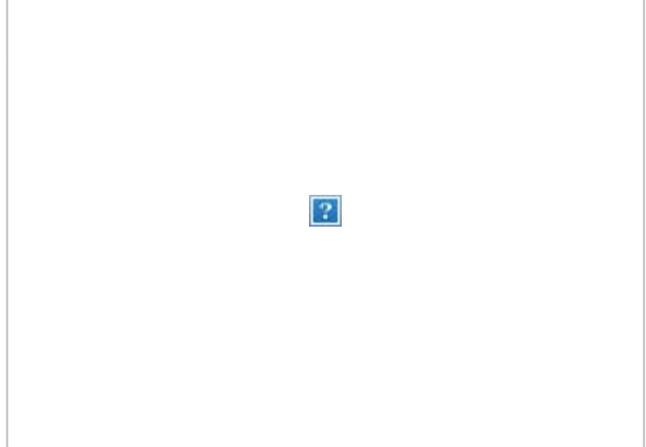
Alternate web site

## Real Estate And Tax Query Results

### Parcel Information:

**Parcel ID** 905 90-41-0000-1 00  
**Location** 501 S HIGHLAND ST WILLIAMSBURG  
**Tax District** 905 000 WILLIAMSBURG UR1 TIF - 905  
**Map ID** 10-02-10-30-30-04300  
**GIS ID** 10-02-10-30-30-043.00  
**Class** C Commercial  
  
**Acres**  
**Gross** .00  
**Taxable** .00

### Picture of Property



### Owner(s):

Ownership Type	Owner Entity	Name	Address	City and State
QUIT CLAIM DEED	000913500	City Of Williamsburg	210 W State St	Williamsburg , IA

### Legal Information

Legal Description <sup>1</sup>	Section: 10 Township: 79 Range: 10
320' X 320' LYING	BETWEEN HIGHLAND & FRANKLIN STS

<sup>1</sup>NOTE: Legal descriptions on the web may have been shortened for computer purposes, therefore, they cannot be used for legal matters. Please contact the proper office for full legal descriptions.

**Credits and Exemptions:** (none)  
 (Applied 2015 AND 2016)

**2014 Property Valuation:**

(Payable in 2015 AND 2016)

Property Type	Assessed Value	Taxable Value
<b>Gross Totals</b>	<b>0</b>	<b>0</b>
<b>Military Credit</b>	<b>0</b>	<b>0</b>
<b>Net Totals</b>	<b>0</b>	<b>0</b>

**Current Real Estate Tax Liabilities:**

[click here to pay taxes on line](#)

Year Payable	Receipt Number <sup>2</sup>	1st Half		2nd Half		Notes
		Due	Amount	Due	Amount	
2014/2015	18666	09/30/2014	.00	03/31/2015	.00	

**Valuation History**

Year Payable	Receipt Number <sup>2</sup>	100% Value	Rollback Value	Tax Dollars	Credits				
					Homestead	Military	Family Farm	Ag Land	Elderly
2014/2015	18666	0	0	\$ .00					
2013/2014	17719	0	0	\$ .00					
2012/2013	18457	0	0	\$ .00					
2011/2012	18394	0	0	\$ .00					
2010/2011	18260	0	0	\$ .00					
2009/2010	18207	0	0	\$ .00					
2008/2009	18123	0	0	\$ .00					
2007/2008	18065	0	0	\$ .00					
2006/2007	18009	0	0	\$ .00					
2005/2006	17895	0	0	\$ .00					
2004/2005	17812	0	0	\$ .00					
2002/2003	17552	0	0	\$ .00					
2001/2002	17448	0	0	\$ .00					
2000/2001	17436	0	0	\$ .00					
1999/2000	17500	0	0	\$ .00					
1998/1999	17542	0	0	\$ .00					
1997/1998	09988	0	0	\$ .00					
1996/1997	09890	0	0	\$ .00					
1995/1996	09688	0	0	\$ .00					
1994/1995	09590	0	0	\$ .00					
1993/1994	09566	0	0	\$ .00					
1992/1993	09485	0	0	\$ .00					
1991/1992	09412	0	0	\$ .00					
1990/1991	09408	0	0	\$ .00					

Note n/a indicates that a credit exists but the dollar amount of the credit is not available.

**Current Tax Levy on the Property - Distribution of Funds:**

Taxing Entity	Percent of Tax Dollars	Current Dollars	Last Year Dollars	County Wide Current	County Wide Last Year
<b>Totals</b>	100%	.00			

**Tax Calculation 2014-2015**

Assessed Value

0

X Roll Back Factor<sup>8</sup>

The assessed value is set by the assessor. The assessed value is multiplied by a rollback factor resulting in the Net Assessed Value.

<b>= Net Assessed Value</b>	0	<sup>8</sup> The rollback factor varies for each parcel, consequently it is not possible to display a single rollback percentage. (The County Auditor can supply the actual rollback(s) for each parcel.)
<b>- Military Exemption</b>	0	
<b>= Taxable Value</b>	0	
<b>X 2014 Levy Rate</b>	32.0466500	The Military exemption ( <a href="#">eligibility requirements</a> ), if any, is subtracted from the Net Assessed Value giving the Taxable Value.
<b>= Gross Taxes Due</b>	.00	The Levy Rate (%) is set annually by the state. Gross Taxes Due are calculated by multiplying the taxable value by the Levy Rate.
<b>- Homestead Credit</b>	.00	
<b>- Ag Land Credit</b>	.00	From the Gross Taxes Due several credits may be given. These include the <a href="#">Homestead Credit</a> , Elderly Credit (determined by income), Agriculture Land Credit, and the <a href="#">Family Farm</a> , (percent of value) credits.
<b>- Family Farm Credit</b>	.00	
<b>- Elderly Credit</b>	.00	
<b>- Future Payments</b>	.00	Finally, any future payments are subtracted from the Gross Taxes Due. This yields the Net Taxes Due which are rounded to the nearest even dollar. Taxes are payable in two installments due on Sept 30, 2014 and on March 31, 2015
<b>= Net Taxes Due<sup>9</sup></b>	.00	

<sup>9</sup>Additional information on Iowa property taxes is available by accessing the [Iowa Department of Revenue and Finance](#) website.

**Recorded Documents**

Grantor/Grantee Type <sup>3</sup> Name	Document Type Legal Desc <sup>4</sup>	Book Page	Rec Date Inst Date	Document Number
2 WILLIAMSBURG CITY OF	QUIT CLAIM DEED	2013	6/12/2013	<a href="#">2023</a>
1 WILLIAMSBURG COMMUNITY SCHOOL DISTRICT	WILLIAMSBURG OT PUBLIC SQUARE	8334	5/10/2013	

<sup>2</sup> [Adobe Acrobat Reader 7.0](#) or later recommended for viewing documents.  
<sup>3</sup> A "1" indicates a grantor and a "2" the grantee. The entity receiving an interest in a property is the GRANTEE. A GRANTOR is the entity that is selling or giving up an interest in a property.  
<sup>4</sup> NOTE: Legal descriptions on the web may have been shortened for computer purposes, therefore, they cannot be used for legal matters. Please contact the proper office for full legal descriptions.

Information current through close of business 06/02/2015  
[Questions or Comments on Displayed Information](#)

[[Real Estate](#)] [[Recorder](#)] [[Tax Sale](#)] [[MidLand Gis](#)] [[Appraisal Data](#)]

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**CITY OF WILLIAMSBURG  
LOWER ELEMENTARY SCHOOL  
SITE REUSE/REDEVELOPMENT  
FACILITATION REPORT  
2014**

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***Facilitated by:***  
***Jeff Schott***  
***Institute of Public Affairs***  
***University of Iowa***

# CITY OF WILLIAMSBURG LOWER ELEMENTARY SCHOOL SITE REUSE/REDEVELOPMENT FACILITATION REPORT 2014

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## **Introduction**

The City of Williamsburg (City) requested the Institute of Public Affairs (IPA) to assist the City with developing and facilitating a citizen engagement and planning process relative to the use/reuse, disposition and redevelopment of the Lower Elementary School site. goal setting. IPA agreed to organize and facilitate a process that involved the following steps:

1. IPA would facilitate a public forum/open house to solicit ideas, suggestions, input from community members regarding the potential use, disposition and redevelopment of the Williamsburg Lower Elementary School property.
2. IPA would also assist the City in identifying additional methods for soliciting community input, such as suggestion boxes at community facilities, feedback through the city website, and internet-based community survey.
3. IPA would prepare a written summary report from the public forum/open house meeting and other citizen engagement processes. This report would include a summary of the citizen comments, community needs as identified, proposed uses for the site, responses to the questions as listed above, and other comments/input as received.
4. If requested by the city, IPA would subsequently facilitate a work session with the Mayor/City Council (and others as may be invited by the Mayor/City Council) to assist with the review and evaluation of the information/materials from the citizen engagement process, identify and select the key factors for decision-making and assist with Council selection of a preferred alternative. IPA would also assist the Mayor/Council regarding implementation issues, including identification of action steps and responsibilities, proposed timelines and related matters.

IPA would prepare a written summary report of this meeting incorporating the proposed preferred alternative(s) and proposed actions.

## **Community Forum**

A community forum to solicit citizen input and suggestions regarding the potential future disposition, use and redevelopment Williamsburg Lower Elementary School property was held on October 16, 2014, at the Williamsburg Library Meeting Room A.

A list of those attending this forum is attached to this report as Exhibit A.

## **Other Methods of Community Engagement**

In addition to the community forum, citizens could also provide their input and suggestions regarding this issue in the following ways:

Written Questionnaire – Citizens could respond to a written questionnaire (a copy of which is attached to this report as Exhibit B). The questionnaire was distributed at the community forum on October 16. The questionnaire was also available at the front counter of Williamsburg City Hall. Citizens were asked to submit their responses to the questionnaire by October 22, 2014, to be included in this report.

Internet Survey – The City established an internet-based survey on “Survey Monkey”. The survey replicated the questions that were included in the written questionnaire described above. Citizens were asked to submit their responses to the internet survey by October 22, 2014, to be included in this report.

## **Citizen Input/Comments**

The input/comments received from the citizens regarding the potential future disposition, use and redevelopment Williamsburg Lower Elementary School property are summarized below.

The abbreviations enclosed in parentheses refer to the source of the input/comments as follows:

(CF) = Community Forum  
(WQ) = Written Questionnaire  
(IS) = Internet Survey

## Community Needs

The following comments were received in response to the question as to what community needs could be met by development of this site:

- A second grocery store (CF/WQ)
- Senior living facility/co-op in a neighborhood setting with open areas/green space (CF/WQ)
- Keep property as is and list for sale (CF)
- Senior center (WQ)
- Community center (WQ)
- Community hall with parking area (WQ)
- City offices (WQ)
- Community food services (WQ)
- Playground and green space (WQ)
- Retail/commercial space (WQ/IS)
- Enhance the businesses around the Square (WQ)
- Space for new businesses (WQ)
- Memorial park for veterans (WQ)
- Anything but low income housing (IS)
- More jobs (IS)
- 24 hours adult fitness center (IS)
- Nice sit-down restaurant (IS)
- Affordable, single-level living options (townhouses/condos) (IS)
- Community garden (IS)
- Use middle of the block for a Eugene Ely memorial using the old Pilot Grove country school to house memorabilia and information. There has been a school on that block since 1887. (IS)
- Dog park (IS)
- Space is large enough to meet many needs – another dining option (Mexican), more retail, office space (IS)
- Indoor pool (S)
- Multi-family dwellings (IS)
- Outdoor concert/movie venue (IS)

In response to this issue, the question was raised at the community forum as to whether the city had undertaken any analysis as to whether there is a shortage in Williamsburg of any certain type of use or market, such as single-family residential, multi-family residential, commercial, etc.

A question was also asked at the community forum as to whether the City has adequate space for city operations or offices. Mayor Murphy responded that the City currently has adequate space at various locations.

## **Potential Use(s) of the Property**

Respondents were requested to indicate their preference(s) as to what type(s) of use they preferred for the property with the following results (respondents could indicate more than one preference):

	<u>CF</u>	<u>WQ</u>	<u>IS</u>
Single-Family Residential	0	0	0
Multi-Family Residential/ Apartment Building	2	0	1
Commercial/Retail	6	1	8
Office	1	1	6
Public use	7	5	5
Other:			
Split between retail, residential, public			
Community garden			
Dog park			

## **Potential Sale of the Property**

At the community forum, attendees were asked whether the city should list the property for sale or the city should keep the property. In response to this question, 11 persons indicated the city should list the property for sale and no persons indicated the city should keep the property.

This question was not directly asked on the written questionnaire or internet survey. However one person in the written questionnaire indicated the property should be used as a public park (which would imply the city retaining ownership); another person responded that the city should ‘keep and use’.

Respondents were asked whether the city should sell the entire property for development or sell in parcels, with the following results:

	<u>CF</u>	<u>WQ</u>	<u>IS</u>
Sell the entire property	6	0	1
Divide into parcels and sell parcels for development	0	0	4
Do not sell		1	

The remaining respondents either did not indicate a preference or did not respond to the question.

## **Other Issues, Opportunities, Questions or Assumptions**

The respondents were all given the opportunity to indicate any other issues, opportunities, questions or assumptions they felt the City Council should consider regarding the reuse/redevelopment of this site. The following comments were received:

- A question was asked at the community forum as to the zoning of the site. City officials indicated they would need to research this information and would have the information available in the near future.
- A concern was expressed at the community forum regarding possible traffic issues from potential development.
- At the community forum, a neighbor to the site expressed her concern that the development would be pleasing to the eye for surrounding homeowners.
- At the community forum expressed concern about the possible impact to existing downtown square properties if the school site is developed for commercial/retail uses.
- At the community forum, a question was raised as to whether the property would be sold on an “open-ended”
- A written comment was received expressing the opinion that the city should support the development with respect to streets, water, sewer and similar infrastructure.
- A written comment was received suggesting that future building construction could reflect some historical relationship to the existing square.
- A written comment pointed out that green space and playground area has been removed and the plan should include replacing some of those uses.
- A written comment indicated that the existing bus stop needs to remain at that location for elementary students.
- Written comments pointed out that the site has always been used for public use and should be kept that way.
- A comment on the internet survey urged that the decision be made locally not by an outside agency such as HUD.
- A query on the internet survey wondered whether there is a way to increase visibility at the stop sign to the east of the property which would help significantly.
- A comment on the internet survey indicated that it would be great to have the ‘east town square’ outer perimeter lined with businesses but expressed concern about possible impact to existing businesses and buildings on the square.
- A comment on the internet survey urged that whatever the city council consider the site should not be sold for housing.
- A comment on the internet survey urged to look years down the road at what benefits the city; take into consideration the traffic and main road going through town.
- A written comment pointed out that the original school is buried in the playground area of the site.
- A written comment pointed out that other cities (Marengo, Conroy, Central City) have city-owned and operated community halls.

## **Final Comments**

It was a pleasure to assist the City of Williamsburg with this project. I was very impressed with the Mayor and City Council's willingness to proactively reach out to inform, listen to and involve a broad base of the community as part of the process of making this important decision.

Jeff Schott  
Institute of Public Affairs  
The University of Iowa  
October 24, 2014

# **ATTACHMENT A**

## **ATTENDEES AT COMMUNITY FORUM – OCTOBER 16, 2014**

Gail Krentzer  
Ed Ficken  
Myrna Curtis  
Martin Bunge  
June Von Ahsen  
Harvey Von Ahsen  
Janet Murphy  
Don Kirkpatrick  
Adam Grier  
Don Bardole  
Alice Bardole  
Dianne Gowin  
Pat McGovern  
Mervin Blythe  
Duane Musser  
Steve Lee

**ATTACHMENT B**  
**CITY OF WILLIAMSBURG**  
**WILLIAMSBURG LOWER ELEMENTARY SCHOOL**  
**PROPERTY REUSE/REDEVELOPMENT**  
**QUESTIONNAIRE**

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**INTRODUCTION**

The City Council will be holding a community forum on October 16, 2014 at 6:00 p.m. at the Williamsburg Library (in basement) at 6:00 PM. The objective is to solicit citizen input and suggestions regarding the future disposition, use and redevelopment of the Williamsburg Lower Elementary School property.

The City Council would appreciate your input regarding the following questions:

**I. Community Needs**

What community needs could be met by development of this site? (If you need additional space, please use the back of this page).

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**II. Disposition**

1. What type of use do you prefer for the property? (Check all that apply)

- Single-family residential
- Multi-family residential/apartment building
- Commercial/retail
- Office
- Public use
- No opinion
- Other – please specify \_\_\_\_\_

## EXHIBIT H

### 168.07 C-2 – CENTRAL BUSINESS COMMERCIAL DISTRICT.

1. Intent. This district is intended to accommodate the major business and office concentration in Williamsburg. It is characterized further by a variety of stores and related activities which occupy the central commercial area of the City. This district is intended to be the single central business district of the City, and no other use of this district shall be utilized other than contiguously with the currently established C-2 District.
2. Permitted Uses. The following uses are permitted in the C-2 District:
  - A. Business sales and services conducted entirely within the building, including those with incidental manufacturing or processing of goods or products.
  - B. Offices/Clinics.
  - C. Hotels and motels.
  - D. Dwellings – second floor and above.
  - E. Publicly owned and operated buildings and facilities.
3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the C-2 District:
  - A. Outdoor sales and service.
  - B. Private garages.
  - C. Parking lots.
  - D. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
  - E. Accessory uses customarily incidental to any permitted principal use.
4. Special Exceptions. Certain uses may be permitted in the C-2 District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
  - A. Service stations.
  - B. Warehousing.
  - C. Outdoor storage.
  - D. Churches or accessory facilities on or off site.
  - E. Satellite dishes. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory building, except that a 72-hour temporary use is allowed. No satellite dish shall exceed a diameter of 12 feet.
  - F. Dwellings on the first floor for any C-2 zoned property except:
    - (1) Property facing the town square;
    - (2) Property facing Welsh Street between Highland Street and Court Street;

- (3) Property facing State Street between Highland Street and Court Street;
- (4) Property facing Highland Street between Welsh Street and State Street;
- (5) Those properties described in subparagraphs (1) through (4) above may have first floor dwellings, provided the dwelling does not face or abut the street, there is no access to the dwelling from the street, and all parking for the dwellings is off-street parking at the rear of the building.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the C-2 District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
None required, unless used solely for residential purposes, then 8,000 square feet	20 feet	None	None required; if provided, it shall be a minimum of 8 feet	None required; if provided, it shall be a minimum of 8 feet	3 stories or 45 feet
Where this district abuts a lower intensity district, the greater side and rear yard setbacks apply.					

- 6. Off-Street Parking. None required, except two spaces per unit for dwellings.
- 7. Off-Street Loading. The following off-street loading requirements shall apply in the C-2 District:
  - A. All activities or uses allowed in the C-2 District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
  - B. Loading shall not be permitted to block public right-of-way.
- 8. Signs. The following sign regulations shall apply to the C-2 District:
  - A. Off-premises signs are not permitted.
  - B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
  - C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
  - D. No sign may imitate or resemble an official traffic control sign, signal, or device.
  - E. No sign may obscure or physically interfere with an official traffic control sign, signal, or device.
  - F. No advertisement or advertising structure shall be posted, erected, or maintained which simulates any official, directional, or warning sign erected or maintained by the State, County, Municipal or other governmental

subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

G. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

**III. Should the City sell the entire property for development or sell in parcels?**

- Sell the entire property
- Divide into parcels and sell parcels for development
- It doesn't matter
- Other – please specify \_\_\_\_\_  
\_\_\_\_\_

**IV. Please indicate any other issues, opportunities, questions or assumptions you feel the City Council should consider regarding the reuse/redevelopment of this site. (If you need additional space, please feel free to use the back of this page).**

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URBAN RENEWAL PLAN  
WILLIAMSBURG URBAN RENEWAL AREA  
CITY OF WILLIAMSBURG, IOWA

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August, 1988

SIMMERING-CORY, INC.

**SCANNED**

Urban Renewal Plan  
Williamsburg Urban Renewal Area  
City of Williamsburg, Iowa

**A. INTRODUCTION**

This urban renewal plan has been developed to help local officials promote economic development in the City of Williamsburg. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and the creation of a sound economic base that will serve as the foundation for future growth and development.

In response to a national initiative, an urban renewal program for cities in Iowa was created during the mid-1950's. It was intended to give cities the power to deal with conditions of blight and deterioration. The enabling legislation (Chapter 403, Code of Iowa) acknowledged that the existence of such conditions inevitably led to a declining tax base, an increase in the costs for public services, and a long list of other negative impacts on the community.

The Urban Renewal Act was adopted in order to give cities the power necessary to help combat these problems and to offer local officials the opportunity to remove negative influences and replace them with more positive and productive land use, programs, and approaches.

SIMMERING-CORY, INC.

In 1985 the Iowa General Assembly expanded the scope of urban renewal. House File 494 was passed by the Legislature and signed by the Governor in order to allow the use of urban renewal to alleviate and prevent conditions of unemployment within a city. HF 494 authorizes city councils to designate areas as "economic development areas" for commercial and industrial enterprises. The significance of this new addition to cities' powers under the Urban Renewal Act is the recognition of the importance of economic activity to a community's vitality and survivability.

Specifically, the legislation allows city councils to formulate a program for using public and private resources to encourage development and to help alleviate and prevent conditions of unemployment. Industrial promotion techniques may be required in order to induce new basic industrial development expansion activities within the City. In the past, local officials and community leaders may have taken the position of letting only market conditions determine the growth potential of the area. However, in some cases, more can be accomplished if community leaders take an active role in the recruitment of new industry and other development through various financial and physical incentives. Some recent trends in business have been to diversify certain aspects of production to smaller communities that may offer better wage and tax scales and to locate in communities that indicate a willingness to work with and for new and expanding businesses.

In order to help achieve its objectives in the Williamsburg Urban Renewal Area, the City has prepared this Plan in a manner that fulfills the requirements of Chapter 403, Code of Iowa.

The plan can be utilized to help determine whether a specific development proposal should receive assistance from the city in the form of land acquisition, special financing or some type of tax abatement.

As with the City's Comprehensive Plan, the Urban Renewal Plan should be reviewed and modified from time to time to accommodate changing goals and objectives, and changing economic conditions and trends.

As with virtually all community development tools, urban renewal will not be effective in all situations. Before implementation, local officials should thoroughly review goals and objectives, public support, cost-benefits, and political climate to determine if urban renewal may be effective.

## B. TAX INCREMENT DISTRICT

One of the most significant and widely-used powers given to city councils under the Urban Renewal Law is the authority to utilize "tax increment financing (TIF)."

A special taxing district will be established in the Williamsburg Urban Renewal Area as shown in Exhibit A. Revenue generated from this district can then be used to finance various activities. For example, revenue could be used to provide for necessary physical improvements in the Williamsburg Urban Renewal Area where, in the opinion of the City Council, it is in the best interest of the City to do so. Revenue could be used by the City to make loans or grants to private persons for economic development purposes on such terms as may be determined by the City Council. Revenues from the district could be used to purchase real estate on the City's own initiative or at the request of a developer for disposition for the provision of sites for private development.

If the district is legally established prior to December 31, 1988, taxable valuations within the district will be frozen at the January 1, 1987 level. This is called the frozen base.

When the value of the property inside the special district increases due to new construction or re-evaluation, the difference between the frozen base and the new property values is called the increment. New tax dollars from the increment are paid into a special fund to retire the debt which may have

been issued by the City to help finance the project. After the debt is repaid, local governments collect and utilize all tax revenue from the district.

It should also be understood that with this type of financing local government does not realize the direct tax benefits from new construction until the public debt in the district is retired. On the other hand, if new development does not occur, property values are likely to stagnate or decrease, and the city, county, and school district may receive less than they would without a frozen base.

With proper management no one pays any new direct taxes and no one gets a tax break under the law. Unless a tax abatement program is utilized in conjunction with TIF, developers will be paying the going rate for taxes.

The idea behind tax increment financing is that public investment generates private investment, which increases the taxable value of an area, and over time strengthens the tax base. This increased tax base is the long-term payback for the public's investment.

The use of tax increment financing incentives is intended to make the Williamsburg Urban Renewal Area more competitive with other cities in the recruitment of new industry and other development.

### C. DESCRIPTION OF THE WILLIAMSBURG URBAN RENEWAL AREA

The boundaries of the Williamsburg Urban Renewal Area are illustrated on Exhibit B and include an area described as follows:

Beginning at the NE corner of the corporate limits of the City of Williamsburg; then south along the eastern boundary of the corporate limits to the SE corner of the corporate limits; then west along the southern boundary of the corporate limits to Highway 149; then north following Highway 149 to a point which is 160 feet north of Penn Street; then west to Chatham Street; then north on Chatham Street to a point which is 160 feet north of State Street; then east to Highway 149; then north on Highway 149 to North Street; then west on North Street to Elm Street; then straight north to the corporate limits; then continuing along the western and northern boundaries of the corporate limits to the point of beginning.

The individual properties included in the Williamsburg Urban Renewal Area are listed in Exhibit A.

#### D. LAND USE PLAN AND ZONING

Williamsburg has adopted a general plan for the physical development of the entire city entitled Comprehensive Plan - Williamsburg, Iowa. The goals and objectives of this urban renewal plan are consistent with the planning goals and land use policy statements which were identified and adopted as part of the comprehensive planning process.

While the city's primary objectives in the Williamsburg Urban Renewal Area relate to expanded commercial, residential, and industrial development and the creation of new employment opportunities, the plan is not intended to discourage or prohibit other types of development.

The zoning districts currently located within the urban renewal area include: R-1, Residential; R-2, Residential; M-1, Industrial; C-1 Highway Commercial; C-2, Commercial; C-3, Interstate Commercial; RA-1, Rural Agricultural; and A-1, Agricultural.

This Urban Renewal Plan does not change or in anyway replace the City's current land use planning or zoning regulation process.

## E. PROJECT AREA OBJECTIVES

The primary objectives for the development, redevelopment and rehabilitation of the Williamsburg Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan and provide sufficient land for residential, commercial, and industrial development.
3. To encourage industrial growth and expansion through governmental policies which make it economically feasible to do business.
4. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
5. To stimulate, through public action and commitment, private investment in residential, industrial, and commercial expansion.
6. To help develop a sound economic base that will serve as the foundation for future growth and development

The first specific development activity proposed for the urban renewal area is to utilize tax increment financing to help pay the cost of public improvements in support of new commercial development near Interstate 80. The necessary improvements include water and sewer line extensions, a lift station, a new water tower, and wastewater treatment plant improvements.

## F. TYPE OF RENEWAL ACTIVITIES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes including but not limited to:

-New, rehabilitated, converted, or expanded industrial uses within the industrial land use area.

-New, redeveloped, converted or expanded commercial uses within the commercial land use areas.

- New, redeveloped, converted, or expanded residential uses within the residential land use areas.

General development activities in the Williamsburg Urban Renewal Area may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure including streets, public utilities or other facilities in connection with an urban renewal project;

3. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities;
4. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
5. To dispose of property so acquired.
6. To undertake the demolition and clearance of existing development.
7. To plan relocation of persons and businesses displaced by a project and to make necessary relocation payments.
8. To make loans or grants to private persons for economic development purposes on such terms as may be determined by the City Council.
9. To borrow money and to provide security therefor.
10. To make or have made surveys and plans necessary for the implementation of the urban renewal program or specific urban renewal projects.

SIMMERING-CORY, INC.

11. To use tax increment financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
12. The use of any or all other powers granted by Chapter 403, Code of Iowa to develop and provide for improved economic conditions for the City of Williamsburg and State of Iowa.

## G. PROPERTY ACQUISITION

The City of Williamsburg will give consideration to the following conditions when determining whether or not to acquire property.

1. A developer requests the participation of the City in the development process through the use of tax increment financing.
2. Agreements can be established which provide acceptable assurance to both the City and the developer that the project will be completed and that contingencies for default are adequately provided for.
3. The developer has a specific proposal which is found to be compatible with the urban renewal goals and is found to be in the best interest of the City of Williamsburg.
4. The developer can prove his commitment and ability to complete the project.

The City of Williamsburg may acquire property using its tax increment financing powers or with the use of various federal and state incentive programs.

Land and buildings may be acquired to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards, and to allow new construction to meet the objectives of the Williamsburg Urban Renewal Plan.

With City Council approval, improvements may be provided at the request of developers with an agreement for the subsequent transfer of a site to the developer. This option could be financed through a tax increment financing methodology, or other state and federal incentive programs. In addition, the City may utilize other methods which are legally available to provide incentives for development.

The City will select developers on the basis of their proposals, a determination of their ability to carry out proposals, and their conformance to the Williamsburg Urban Renewal Plan.

## H. PROPERTY DISPOSITION

Property acquired by the City of Williamsburg may be made available to developers after City Council approval. Selection of proposals shall be based on the following criteria:

1. Greatest benefit for the City as a whole and within the Williamsburg Urban Renewal Area in particular.
2. Comptability with neighboring land uses, architecture and design.
3. Conformance to the Urban Renewal and Comprehensive Plans for the City of Williamsburg.
4. Willingness of a developer to enter into an agreement with respect to payment of property taxes necessary to retire tax increment debt incurred by the City.

## I. RELOCATION

In the situation where federal funds are used to support economic development projects which cause persons or businesses to be relocated from existing structures within the Williamsburg Urban Renewal Area, those relocation activities are subject to the rules of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

## J. URBAN RENEWAL PLAN AMENDMENTS

This Williamsburg Urban Renewal Plan may be amended from time to time to include; change in the project area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition guidelines.

The City Council may amend this plan by resolution after holding a public hearing on the proposed change in accordance with applicable state law.

PARCEL# LEGAL DESCRIPTION (CON'T) (CON'T) SN TWP RE

900063304041 13.72A IN E 1/2 SE 1/4 33 80 10

910063304011 14.49A IN NE SE 33 80 10

910063304012 11.71A IN W 1/2 OF NE SE 33 80 10

910063304013 IRREG. TR. IN W 1/2 OF NE SE 33 80 10

910063304021 E 1/2 OF NW SE 33 80 10

910063304031 11.5A IN E 1/2 OF SW SE 33 80 10

910063403032 100' WIDE TRACT FORMER CHSTP&P RR S1/2 NE SE 33 80 10

900063403022 S 1/2 NW SW EX 9.42A DWELLING ONLY FROM EX CORP 34 80 10

910063403012 S 1/2 OF NE SW 34 80 10

910063403022 S 1/2 OF NW SW EX 9.42A 34 80 10

910063403031 SW SW -EX 29.95A 34 80 10

910063403034 39.37A W1/2 SW1/4 EX 1.60A 34 80 10

910063403040 SE SW 34 80 10

900140302032 6.0 A TR. SW COR. OF NW 1/4 & TR. ADJ NW SW 34 80 10

900140303022 SA IRREG. TR. NW COR NW SW EX. TR. 3 79 10

900140401010 NE NE FL 3 79 10

910140302033 A TR. IN W 1/2 OF NW1/4-EX ROW CONT. 14.38 A 3 79 10

910140303021 W660' NW SW (EX 5 A) 3 79 10

910140303030 W660' SW SW 3 79 10

900140401035 A TR. 435.60' X 400.0' SW NE CONT. 4A 4 79 10

900140401040 SE NE FL 4 79 10

900140404012 TR. N 1/2 SE 1/4 4 79 10

PARCEL# LEGAL

DESCRIPTION

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PAGE 2

SN TWP RE

910140401020	NW NE FL								
910140401031	SW NE	EX 20.735A							
910140404011	NE SE -EX 1.22A								
910140404021	NW SE -EX .96A	EX 8A							
910140404040	SE SE								

900902200050	BEG SE COR L 2, BL 1WMS HRS ADD TH N110°E 160', S110', W160'	TO BEG	AFT HS #4	9	79	10
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900904108022	LOT 2 BLK 8 EX E 60' WMS.	(POST OFFICE)		9	79	10
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900905601031	W 150' N 50' L 3	BLK 1 WMS. ADD.		9	79	10
900905601032	N 49.06' OF W21.56' S100' L 3	BLK 1 WMS.		9	79	10
900905601033	W 41' S100' L 3	BLK 1 (EX N49.06' OF W21.56') WMS.		9	79	10

900905601036	W 17' E 52' LOT 3	BLK 1 WMS		9	79	10
900905601037	W 25' E 35' S100'	L 3 BLK 1 WMS		9	79	10

900905601041	E 75' LOT 4	BLK 1 WMS.		9	79	10
900905601042	W 75' LOT 4	BLK 1 WMS		9	79	10

900905602031	E 20' LOT 3 & W 10' LOT 4	BLK 2 WMS		9	79	10
900905602033	E 40' W 73' S 150'	LOT 3 BLK 2 WMS ADD.		9	79	10

900905602041	E 25' L 4	BLK 2 WMS		9	79	10
900905602042	W 26' E 51' L4	BLK 2 WMS		9	79	10

900905602044	E 25' W 60' L 4	BLK 2 WMS		9	79	10
900905602045	E 25' W 35' LOT 4	BLK 2 WMS.		9	79	10

900905603031	E 1/2 LOT 3	BLK 3 WMS		9	79	10
900905603032	W 1/2 L 3	BLK 3 WMS L.E. 2ND FLOOR APT.		9	79	10

900905603039	W 1/2 L 3	BLK 3 WMS		9	79	10
900905603041	E 1/2 L 4	BLK 3 WMS		9	79	10
900905606011	N 40' EX W 60'	LOT 1 BLK 6 WMS. ADD.		9	79	10

900905606012				9	79	10
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PARCEL# LEGAL

DESCRIPTION

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SN TWP RE

900905606013 S 40' N 80' L 1 BLK 6 WMS. 9 79 10

900905606014 N 30' S 80' LOT 1 BLK 6 WMS. 9 79 10

900905606016 S 50' LOT 1 BL 6 WMS. 9 79 10

900905606021 E 70' OF N 50' EX E 10' LOT 2 BL 6 WMS 9 79 10

900905606022 W 90' N 50' LOT 2 BLK 6 WMS 9 79 10

900905606023 N 50' S 110' EX E 10' LOT 2 BLK 6 WMS ADD 9 79 10

900905606024 S 60' L 2 & N 20' L 3 BLK 6 WMS 9 79 10

900905606032 W 80' S 140' LOT 3 BLK 6 WMS 9 79 10

900905606033 E 70' W 140' S 120' L 3 BLK 6 WMS 9 79 10

900905606041 N 22' 2" LOT 4 BL 6 WMS 9 79 10

900905606042 S 26' 4" N 48.5' LOT 4 BLK 6 WMS 9 79 10

900905606043 N 33 1/2' S 111 1/2' LOT 4 BLK 6 WMS 9 79 10

900905606044 N 24' S 48' L 4 BL 6 WMS ADD 9 79 10

900905606045 S 24' LOT 4 BLK 6 WMS ADD 9 79 10

900905606046 N 30' S 78' L4 BLK 6 WMS 9 79 10

900905607010 LOT 1 BLK 7 EX W 7' WMS. 9 79 10

900905607021 N 39 1/2' LOT 2 BLK 7 WMS. 9 79 10

900905607022 S 22' N 61 1/2' LOT 2 BLK 7 WMS. 9 79 10

900905607023 S 30' N 91 1/2' LOT 2 BLK 7 WMS. 9 79 10

900905607024 N 30' S 68' W 150' LOT 2 BLK 7 WMS 9 79 10

900905607025 N 32 1/2' S38 1/2' LOT 2 BLK 7 WMS. 9 79 10

900905607031 S 6' L 2 & N 20' L 3 BLK 7 WMS. 9 79 10

900905607032 S 20' N 40' W150' LOT 3 BLK 7 WMS. 9 79 10

900905607033 S 40' N 80' W150' L3 BLK 7 WMS. 9 79 10

900905607034 N 26' S 80' W 125' AN 21' OF S 80' OF E 25' LOT 3 BLK 7 WMS 9 79 10

900905607035 PT. OF LOT 3 BLK 7 WMS. 9 79 10

PARCEL# LEGAL

DESCRIPTION

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SN TWP RE

900905607036	W 69 1/2' OF S 30' AS7" OF W 70' OF N25' OF S 55' LOT 3 BLK 7 WMS								
900905607037	E 55.5' OF W 125' OF S 30' & E 25' S 48' L 3 BL 7 WMS ADD								
900905608011	E 80' LOT 1 BLK 8 WMS.								
900905608012	W 1/2 LOT 1 BLK 8 WMS								
900905609011	E 22' LOT 1 BLK 9 (EX S 63') WMS.								
900905609012	W 22' OF E 44' EX S 63' LOT 1 BLK 9 & N 18' E44' OF E 66' S 63' L1 BLK 9 WMS								
900905609013	E 66' S 63' LOT 1 BLK 9 (EX N18' OF E44' E66' S63' WMS								
900905609014	W 47' OF E 91' L 1 BLK 9 (EX S 63') WMS								
900905609015	E 23 2/3' W 68 1/4' LOT 1 BLK 9 WMS								
900905609016	E 25' W 44' L 1 BLK 9 WMS.								
900905609021	W 25' E 31' L 2 BLK 9 WMS.								
900905609022	W 24' E 55' L2 BLK 9 WMS								
900905609023	W 25' OF E 80' & N 28' OF E 4' OF W 80' LOT 2 BLK 9 WMS.								
900905609024	E 25' W 80' EX E4' OF N 28' L 2 BLK 9 WMS								
900905609026	W 27 1/2' LOT 2 BLK 9 WMS ADD.								
900905609027	W 19' L 1 & E 6' L2 BLK 9 WMS.								
900905610011	E 100 1/2' OF N 80' LOT 1 BLK 10 WMS								
900905610013	E 96' S 1/2 LOT 1 BLK 10 WMS								
900905610022	N 55' W 92' LOT 2 BLK 10 WMS								
900905610023	S 55' N110' W 92' L2 BLK 10 WMS								
900905610024	N 40' S 50' W 80' LOT 2 BLK 10 WMS								
900905801011	N 1/2 LOT 1 BLK 1 WMS HEIRS								
900905801012	S 1/2 L 1 BLK 1 WMS HS								
900905801021	E 100' L 2 BLK 1 WMS HS.								
900905801022	W 60' L 2 BLK 1 WMS HRS								
900905801034	E 34' W 108' S 100' LOT 3 BLK 1 WMS								

PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	SN	TWP	RE
900905801035	E 33' W 74' S 100'	LOT 3 BLK 1 WMS			9	79	10
900905802011	N 50' L 1 BLK 2	WMS HS			9	79	10
900905802012	S 60' L 1 BLK 2	WMS HS.			9	79	10
900905802030	ALL OF LOT 2 & E 10' LOT 3	BLK 2 WMS HS			9	79	10
900905802032	W 70' LOT 3	BLK 2 WMS HRS			9	79	10
900905802040	LOT 4	BLK 2 WMS HS			9	79	10
900905802043	W 49' E 100' L 4	BLK 2 WMS			9	79	10
900905803042	W 1/2 L 4	BL 3 WMS			9	79	10
900905803049	W 1/2 L 4	BLK 3 WMS			9	79	10
900906600001	1.39A IN E 1/2 NE NE				9	79	10
900906600003	TR CONT .65A IN E 1/2 NE NE	- (portion not in City - to be split)			9	79	10
900906600020	TR 150' X 375' IN E	1/2 NE 1/4 NE 1/4 (EX .11A)			9	79	10
900908300110	LEASED COMPUTER	EQUIPMENT LOCATED 106 HIGHLAND			9	79	10
900908600010	TR 190.5' X 252.12'	IN NE COR OF NE SE			9	79	10
900908600020	TR 83 X 252' IN	NE SE			9	79	10
900908600030	IRREG. TR. IN E 1/2 NE SE	(83' X 252')			9	79	10
900908600070	IRREG TR 8.51A	N 14ANE SE			9	79	10
900908600080	283' X 331' TR IN	10.87A N 14A NE SE			9	79	10
900908600090	105' X 120' IN 10.87A	N 14A NE SE			9	79	10
900908600100	TR 139 1/2 X 100'	IRR TR N 14A NE SE			9	79	10
900916700001	SE NE				9	79	10
910916600040	E 1/2 NE NE EX 1.3A EX .65A	EX 1.39A 14.21A			9	79	10
910916700000	SE NE				9	79	10
900900000002	COMPUTER & RADIO	COMM. MISC. EQUIP ON REAL ESTATE			9	79	10
900901801010	LOT 1 & W 21 1/4'	LOT 2 BLK 1 EVANSVILLE			10	79	10
900901801020	LOT 2 EX W 21 1/4'	BLK 1 EVANSVILLE			10	79	10

FARCEL# LEGAL

DESCRIPTION

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PAGE 6

SN TWP RE

900901801030	L 3 BLK 1 (EX N 105'	EVANSVILLE							
900901801031	N 105' L 3 BLK 1	EVANSVILLE							
900901801040	LOT 4 BLK 1	EVANSVILLE							
900901801050	L 5 BLK 1	EVANSVILLE							
900901801060	LOT 6 BLK 1	EVANSVILLE							
900901801070	LOT 7 BLK 1	EVANSVILLE ADD							
900901802011	N118.50' OF LOT 1	BLK 2							
900901802012	LOT 1 EX N 118.50' & TR 4X150'	IN LOT 2 BLK 2							
900901802020	TR 108'X150' L 2	BLK 2 EVANSVILLE							
900901802021	LOT 2 BLK 2 EX S150'	EVANSVILLE							
900901802030	L 3 BLK 2	EVANSVILLE							
900901802040	LOT 4 BLK 2	-EX E116' EVANSVILLE							
900901802041	E 116' LOT 4 BLK 2	EVANSVILLE							
900902600140	DL 1 EX S 20' & DL 2HAKES & ADJ.	TRACT							
900902600170	TR CONT. 2.87A IN	W 1/2 NW SW							
900902600190	IRREG. TR. IN W 1/2	NW SW CONT. 3.72A							
900902601010	ALL OF L 1 & N 20'	L 2 BLK 1 HAKES							
900902601020	S 60' L 2 BLK 1	HAKES							
900902601031	E 1/2 LOT 3 & 4	BLK 1 HAKES							
900902601042	W 1/2 L 3 & 4 BLK 1	HAKES							
900902601053	W 14' LOT 5 BLK 1	HAKES							
900902601060	E 53' LOT 5 & W 1/2 LOT 6	BLK 1 HAKES							
900902601070	E 1/2 L 6 & ALL OF	L 7 BLK L HAKES							
900902601080	LOT 8 BLK 1	HAKES							
900902601090	LOT 9 BLK 1	HAKES							
900902601100	LOT 10 BLK 1	HAKES							

PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	SN	TWP	RE
900902601110	LOT 11 BLK 1	HAKES			10	79	10
900902601132	S 20' OL 1 HAKES				10	79	10
900902602010	ALL OF LOT 1 & W 1/2 LOT 2 BLK 2	HAKES			10	79	10
900902602030	E 1/2 LOT 2 & W 60' LOT 3 BLK 2	HAKES			10	79	10
900902602040	E 20' LOT 3 & ALL OF LOT 4 BLK 2	HAKES ADD.			10	79	10
900902602050	LOT 5 & E 20'	LOT 6 BLK 2	HAKES ADD.		10	79	10
900902602060	W 60' LOT 6 BLK 2	HAKES			10	79	10
900902602070	LOT 7 BLK 2	HAKES			10	79	10
900902602080	L 8 BLK 2 HAKES				10	79	10
900902603000	OL 3	HAKES			10	79	10
900902603011	E 75' LOT 1 BLK 3	HAKES			10	79	10
900902603012	W 85' LOT 1 BLK 3	HAKES			10	79	10
900902603021	W 71' N 1/2 L 2	BLK 3 HAKES			10	79	10
900902603031	E 9' N 1/2 LOT 2 & N 1/2 LOT 3 BLK 3	HAKES			10	79	10
900902603032	S 1/2 L 2 & 3 BLK 3 HAKES				10	79	10
900902603040	L 4 BLK 3 HAKES				10	79	10
900902603050	L 5 BLK 3 HAKES				10	79	10
900902603061	E 68' L 6 BLK 3	HAKES ADD			10	79	10
900902603062	W 92' L 6 BLK 3	HAKES			10	79	10
900902603070	LOT 7 BLK 3	HAKES			10	79	10
900902603079	LOT 7 BLK 3	HAKES			10	79	10
900902605030	LOT 3 OF OL 5 EX 60' X 80' & IRREG TR LOT 4 OF OLS	HAKES SD			10	79	10
900902605032	A TR 60' X 80' LOT 3	HAKES ADD.			10	79	10
900902606010	W 110' OL 4 IN NW SW				10	79	10
900903400010	LOT 1 LIBBY'S 1ST	ADDN			10	79	10
900903400020	LOT 2 LIBBY'S 1ST	ADDN.			10	79	10

PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	SN	TWP	RE
900903400030	LOT 3 LIBBY'S 1ST	ADDN			10	79	10
900903400040	LOT 4 LIBBY'S 1ST	ADDN			10	79	10
900903400050	LOT 5 LIBBY'S 1ST	ADDN			10	79	10
900903400060	LOT 6 LIBBY'S	1ST ADDN			10	79	10
900903400070	LOT 7 LIBBY'S	1ST ADDN			10	79	10
900904101011	E 70' OF N 40'	LOT 1 BLK 1 O.T.			10	79	10
900904101012	W 90' OF N 40' L 1	BLK 1 O.T.			10	79	10
900904101013	N 65' OF S 120'	LOT 1 BLK 1		O.T.	10	79	10
900904101020	S 1/2 L 1 BLK 1	(EX N25') & ALL OF L 2 BLK 1 O.T.			10	79	10
900904101031	E 1/2 LOT 3 BLK 1	O.T.			10	79	10
900904101032	W 1/2 L 3 BLK 1 O.T.				10	79	10
900904101041	N 61' LOT 4 BL 1	O.T.			10	79	10
900904101042	S 99' LOT 4 BLK 1	O.T.			10	79	10
900904102011	E 80' LOT 1 BLK 2	O.T.			10	79	10
900904102012	W 80' LOT 1 BLK 2	O.T.			10	79	10
900904102031	N 1/2 L 3 BLK 2	O.T.			10	79	10
900904102032	S 1/2 L 3 BLK 2	O.T.			10	79	10
900904102041	N 95' E 86' 8"	LOT 4 BLK 2		O.T.	10	79	10
900904102042	W 65' & W 8.33' OF N 95' OF E 95'	LOT 4 BLK 2		O.T.	10	79	10
900904102043	S 65' E 95' LOT 4	BLK 2		O.T.	10	79	10
900904103041	E 130' OF N 75'	LOT 4 BLK 3		O.T.	10	79	10
900904103043	E 130' OF S 76'	LOT 4 BLK 3		O.T.	10	79	10
900904104011	N 130' E 60' LOT 1	BLK 4		O.T.	10	79	10
900904104012	W 100' N 75' L 1	BLK 4 O.T.			10	79	10
900904104013	S 70' W 100' & S 21' E 60' LOT 1	BLK 4		O.T.	10	79	10
900904104041	E 1/2 N 131' LOT 4	BLK 4 O.T.			10	79	10

FARCEL# LEGAL

DESCRIPTION

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SN TWP RE

900904104042	W 1/2 N 131' LOT 4 BLK 4	O.T.						
900904104043	S 20' L 4 BLK 4 O.T.							
900904105011	E 60' L 1 BLK 5	O.T.						
900904105012	W 85' N 100' LOT 1 BLK 5							
900904105013	S 60' W 100' LOT 1 BLK 5	O.T.						
900904105014	E 15' W 100' N 100' L 1 BLK 5	O.T.						
900904105021	N 94' 4" OF W 150' LOT 2 BLK 5	O.T.						
900904105022	S 65' 8" EX E 80' LOT 2 BLK 5	O.T.						
900904105023	E 80' OF SO. 65' 8" (EX E 10') L2 BLK 5	O.T.						
900904105024	E 10' S 65' 8" LOT 2 BLK 5	O.T.						
900904105032	W 1/2 LOT 3 BLK 5 EX S 80' OF E 10'	O.T.						
900904105033	E 1/2 & SO. 80' E10' OF W 1/2 L 3 BLK 5	O.T.						
900904105041	E 60' LOT 4 BLK 5	O.T.						
900904105042	E 50' W 100' L 4	BLK 5 O.T.						
900904105043	W 50' L 4 BLK 5	O.T.						
900904106011	N 1/2 L 1 BLK 6	O.T.						
900904106012	S 1/2 LOT 1 BLK 6	O.T.						
900904106021	E 65' L 2 BLK 6	O.T.						
900904106022	N 70' W 95' LOT 2	BLK 6 O.T.						
900904106023	S 90' W 95' L 2	BL 6 O.T.						
900904106031	W 70' L 3 BLK 6	O.T.						
900904106032	S 120' E 90'	EX E 30' OF S 60' LOT 3 BLK 6	O.T.					
900904106034	S 60' E 30' LOT 3	BLK 6 O.T.						
900904106041	E 1/2 LOT 4 BLK 6	O.T.						
900904106042	W 1/2 L 4 BLK 6	O.T.						
900904107011	N 1/2 LOT 1 BLK 7	O.T.						

PARCEL# LEGAL

DESCRIPTION

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PAGE 10

7/21/2015

PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	SN	TWP	RE
900904107012	S 1/2 L 1 BLK 7 O.T.				10	79	10
900904107021	E 1/2 LOT 2 BLK 7 O.T.				10	79	10
900904107022	W 1/2 L 2 BLK 7 O.T.				10	79	10
900904107031	S 145' OF E 85' LOT 3 BLK 7 O.T.				10	79	10
900904107032	W 75' LOT 3 BLK 7 O.T.				10	79	10
900904107033	N 15' OF E 85' L 3 BLK 7 O.T.				10	79	10
900904107041	LOT 4 BLK 7 EX. S 65' O.T.				10	79	10
900904107042	SO 65' LOT 4 BL 7 O.T.				10	79	10
900906000030	S 55' L 3 WMSB	PRO.			10	79	10
900906000040	LOT 4 & 5 WMSB, PROD. CO. ADD.				10	79	10
900906000060	L 6 - 9 INCL. WMSB PROD. CO. ADD.				10	79	10
900906000100	L 10 - 12 INCL. WMSB, PROD.				10	79	10
900907100003	TR 100' X 105' NW NW				10	79	10
900907100004	2.75A IN SW COR NW NW EX .24A				10	79	10
900907100006	1.09A W1/2 NW NW				10	79	10
900907100050	1.05A TR. W 1/2 NW NW				10	79	10
900907300002	TR SE SW EX. .04A				10	79	10
900907300020	7.48A NW SW EX .4726A/				10	79	10
900907400001	TR CONT 3.27A SE SW & .04A				10	79	10
900907400005	N 100' OF TRT CONT. 1.074A / .40/ E 1/2 SE SW				10	79	10
900907400060	TR CONT 1.074A E1/2 SE SW -EX 100' .67A				10	79	10
900907400070	E 1A N 7.50A E 1/2 SE SW				10	79	10
900907600002	PERSONAL PROPERTY ASSESSED AS RE	LOCATED TR 200' X 105' FORMERLY MSTP RR			10	79	10
900907600020	TR 200' X 105' FORMERLY MILW. STP. RR				10	79	10
900908300001	BLDG ON LL C M & ST P RR				10	79	10
900908300002	BLDG ON LL RAILROAD				10	79	10



PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	SN	TWP	RE
910918400010	E 8.35A N 9A E 1/2	SW SE EX 1.28A			10	79	10
910918400030	S 10.54A E 1/2	SW SES OF ROAD			10	79	10
900902401010	LOT 1 BLK 1	W E EVANS			15	79	10
900902401020	L 2 BLK 1	W. E. EVANS			15	79	10
900902401030	PARCEL 60' X 142'	ADJ ON SO. TO	LOT 2 BLK 1	W. E. EVANS ADD.	15	79	10
900902401040	COM NE COR L1, BLK 5	TH E202', S162', W202' & N TO BEGINNING		W.E.EVANS ADD	15	79	10
900902402011	N.50', L.1 & L.2	BLK 2 W. E. EVANS			15	79	10
900902402013	S 47', LOT 1 & 2	BLK 2 W.E.EVANS			15	79	10
900902402022	S 45' OF N 95'	LOT 1 & 2 BLK 2	W E EVANS 1ST		15	79	10
900902402030	LOT 3, BLK 2	W.E.EVANS			15	79	10
900902402040	LOT 4 BLK 2	W.E.EVANS			15	79	10
900902402050	LOT 5 BLK 2	W.E. EVANS 1ST			15	79	10
900902403010	LOT 1, BLK 3	W.E.EVANS			15	79	10
900902403020	LOT 2 BLK 3	W.E.EVANS			15	79	10
900902403030	LOT 3 BLK 3	W.E. EVANS 1ST			15	79	10
900902403040	LOT 4, BLK 3	W E EVANS			15	79	10
900902403050	LOT 5 BLK 3	W E EVANS			15	79	10
900902404010	LOT 1 BLK 4	W.E.EVANS 2ND			15	79	10
900902404020	L 2, BLK 4	W. E. EVANS 2ND			15	79	10
900902404030	L 3 BLK 4 W. E.	EVANS ADD.			15	79	10
900902404040	LOT 4 BLK 4	W E EVANS 2ND			15	79	10
900902404050	LOT 5, BLK 4	W E EVANS 2ND			15	79	10
900902404060	L 6 BLK 4	W.E.EVANS 2ND			15	79	10
900902404070	L 7 BLK 4	W. E. EVANS 2ND			15	79	10
900902404080	L 8 BLK 4	W.E.EVANS 2ND			15	79	10
900902404090	LOT 9 BLK 4	W.E. EVANS 2ND			15	79	10

09/14/88 13.41.53

PARCEL#	LEGAL	DESCRIPTION	(CON'T)	(CON'T)	PAGE
					13
900902404100	L 10 BLK 4	W E EVANS 2ND			SN TWP RE
900902404110	LOT 11 BLK 4	W E EVANS 2ND			15 79 10
900902405010	L 1 BLK 5	W. E. EVANS 2ND			15 79 10
900902405020	L 2 BLK 5	W.E.EVANS 2ND			15 79 10
900902405030	L 3 BLK 5	W. E. EVANS 2ND			15 79 10
900902405040	L 4 BLK 5	W. E. EVANS 2ND			15 79 10
900902405050	LOT 5 BLK 5	W.E.EVANS 2ND			15 79 10
900902405060	LOT 6 BLK 5	W.E.EVANS 2ND			15 79 10
900907700000	10 & 15-79-10	19.41A (EX .47A)			15 79 10
900907700030	NW 11.50A NW NE				15 79 10
900907700039	NW 11.50A NW NE				15 79 10
900907900010	TR 310' X 200'	NW NW			15 79 10
900907900020	TR 85' X 310'	CONT. 53A NW NW			15 79 10
900907900030	TR 170' X 310' IN	NW NW			15 79 10
900907900040	PLOT CONT. 130' X 310'				15 79 10
900907900050	TR 100' X 310' IN	SW COR NW NW			15 79 10
900908000006	NE 3.48A SE NW				15 79 10
900908500011	TR 191 1/2 X 310'	INN NW COR (EX TR 65' X 152')			15 79 10
900908500019	TR 191 1/2 X 310'	INN NW COR (EX TR 65' X 152')			15 79 10
900908500030	TR 65' X 152'	IN NW PART SW NW			15 79 10
910908000030	W 24.50A SE NW	-EX 13.12A			15 79 10
910911502034	SW NW (EX 3.04A RR) (EX 1.29A)				15 79 10
910911503011	N 1/2 NE SW LYING E OF CREEK - EX 5.25A IN NE CORNER				15 79 10
910911503012	NS.25A E 29A NE SW (EX 1.65A)				15 79 10
910911503014	N3A OF W3A OF NE SW LY W OF CREEK				15 79 10
910917700020	E 8.5A OF N 1/2 NW NE				15 79 10

FARCEL# LEGAL DESCRIPTION

(CON'T)

(CON'T)

SN TWP RE

910917800010 NE NW

15 79 10

9109179000060 NW NW (EX 18A & 3.75A RR)

15 79 10

9109180000050 W 15 1/2A SE NW

15 79 10

910918200010 N 1/2 NW SW -EX 1.52A RR

15 79 10

\*\*\*\*\* END OF REPORT \*\*\*\*\*

MINUTES PROVIDING FOR PASSAGE  
OF AN ORDINANCE ESTABLISHING AN  
URBAN RENEWAL TAX INCREMENT AREA

Williamsburg Urban Renewal Area

5119 (Ord.)

Williamsburg, Iowa

November 14, 1988

The City Council of the City of Williamsburg, in Iowa County, Iowa, met on the 14th day of November, 1988, at 8:00 o'clock p.m., at the Williamsburg City Hall, in the City, in regular session.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: Burrus, Fry, Moore, Headley & Eckhart

Absent: none

Council Member Fry introduced an ordinance entitled "Ordinance No. 297". An Ordinance providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member Fry and seconded by Council Member Eckhart that the aforementioned ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Moore, Burrus, Eckhart, Fry & Headley

Nays: none

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its initial passage.

It was moved by Council Member Fry and seconded by Council Member Headley that the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Burrus, Moore, Eckhart, Fry & Headley

Nays: none

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Headley and seconded by Council Member Fry that the ordinance entitled "Ordinance No. 297. An Ordinance providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa," now be put upon its final passage and adoption. The Mayor put the question on the final passage and adoption of said ordinance and the roll being called, the following named Council Members voted:

Ayes: Burrus, Moore, Eckhart, Fry, Headley

Nays: none

Whereupon, the Mayor declared the motion duly carried and said ordinance duly adopted, as follows:

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE WILLIAMSBURG URBAN RENEWAL AREA OF THE CITY OF WILLIAMSBURG, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

BE IT ENACTED by the Council of the City of Williamsburg, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Williamsburg to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Williamsburg, Iowa.

"County" shall mean the County of Iowa, Iowa.

"Urban Renewal Area" shall mean the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, the boundaries of which are set out below, such area having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on November 14, 1988 :

Beginning at the NE corner of the corporate limits of the City of Williamsburg; then south along the eastern boundary of the corporate limits to the SE corner of the corporate limits; then west along the southern boundary of the corporate limits to Highway 149; then north following Highway 149 to a point which is 160 feet north of Penn Street; then west to Chatham Street; then north on Chatham Street to a point which is 160 feet north of State Street; then east to Highway 149; then north on Highway 149 to North Street; then west on North Street to Elm Street; then straight north to the corporate limits; then continuing along the western and northern boundaries of the corporate limits to the point of beginning.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the effective date of this ordinance, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll as of January 1 of the calendar year preceding the effective date of this ordinance shall be used in determining the assessed valuation of the taxable property in the Urban Renewal Area on the effective date.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

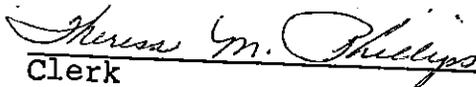
Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Williamsburg, Iowa, this 14th day of November, 1988.

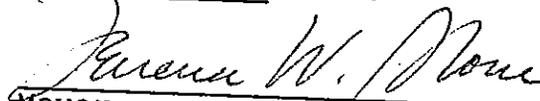
  
\_\_\_\_\_  
Mayor

Attest:

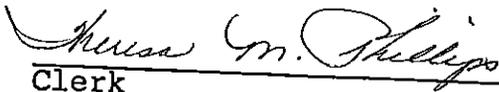
  
\_\_\_\_\_  
Clerk

(Seal)

Approved this 14th day of November, 1988.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Clerk

\* \* \* \*

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

Frederic W. Plow  
Mayor

Attest:

Marion M. Phillips  
Clerk

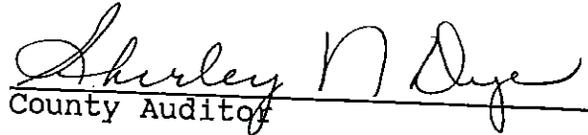
STATE OF IOWA

SS:

COUNTY OF IOWA

I, the undersigned, County Auditor of the aforementioned County, in the State of Iowa, do hereby certify that on the 15th day of November, 1988, the City Clerk of the City of Williamsburg filed in my office a certified copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on the 14th day of November, 1988, entitled: "Ordinance No. 297. An Ordinance providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa", and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND and the seal of the County hereto affixed this 16th day of November, 1988.

  
County Auditor

(Seal)

STATE OF IOWA  
COUNTY OF IOWA                      SS:  
CITY OF WILLIAMSBURG

I, the undersigned, Clerk of the City aforementioned, do hereby certify that I caused to be published "Ordinance No. 297. An Ordinance providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND and the seal of said City hereto affixed this 18th day of November, 1988.

*Theresa M. Phillip*  
City Clerk

(Seal)

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published).

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's affidavit.)

STATE OF IOWA  
COUNTY OF IOWA           SS:  
CITY OF WILLIAMSBURG

I, the undersigned, Clerk of the City aforementioned, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "Ordinance No. 297". An Ordinance providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND and the seal of the City hereto affixed this  
18th day of November, 1988.

Marian M. Phillips  
City Clerk

(Seal)

ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE WILLIAMSBURG URBAN RENEWAL AREA OF THE CITY OF WILLIAMSBURG, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA.

BE IT ENACTED by the Council of the City of Williamsburg, Iowa:

Section 1. **Purpose.** The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans advanced to or indebtedness, including bonds proposed to be issued by the City of Williamsburg to finance projects in such area.

Section 2. **Definitions.** For use within this ordinance the following terms shall have the following meanings:  
"City" shall mean the City of Williamsburg, Iowa.  
"County" shall mean the County of Iowa, Iowa.

"Urban Renewal Area" shall mean the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, the boundaries of which are set out below, such area having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on November 14, 1988:  
Beginning at the NE corner of the corporate limits of the City of Williamsburg; then south along the eastern boundary of the corporate limits to Highway 149; then north following Highway 149 to a point which is 160 feet north of Chatham Street; then west to Chatham Street; then north on Chatham Street to a point which is 160 feet north of State Street; then east to Highway 149; then north on Highway 149 to North Street; then west on North Street to Elm Street; then straight north to the corporate limits; then continuing along the western and northern boundaries of the corporate limits to the point of beginning.

Section 3. **Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area.** After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the effective date of this ordinance, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll as of January 1 of the calendar year preceding the effective date of this ordinance shall be used in determining the assessed valuation of the taxable property in the Urban Renewal Area on the effective date.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), Code of Iowa, incurred by the City to finance or finance, in whole or in part, projects in the Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or finance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. **Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. **Savings Clause.** 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 6. **Effective Date.** This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Williamsburg, Iowa, this 14th day of November, 1988.

Attest: s/Theresa M. Philips, Clerk      s/Terrence W. Stone, Mayor

(Seal)  
Approved this 14th day of November, 1988.  
Attest: s/Theresa M. Philips, Clerk      s/Terrence W. Stone, Mayor

JT-46-11

Williamsburg Planning & Zoning  
November 14, 1988  
5:15 P.M.

The meeting was opened by chairman, John Lillis. The following board members were present Deane Cranston, Ed Ficken, Don Eggerling, John Lillis, Carroll Scott & Tom Coffman

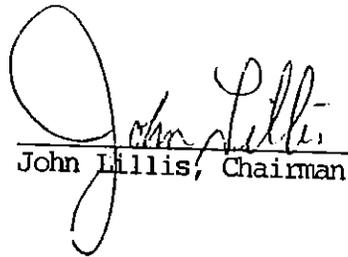
Those absent were John Engel, Walley Forrest & Allan Doehrmann

The matter of the City of Williamsburg Urban Renewal Plan was discussed.

Board member Deane Cranston made a motion to recommend the planning & zoning boards approval of this plan to the Williamsburg City Council. Board member Don Eggerling seconded the motion and the roll call vote was as follows: "aye" Don Eggerling, Deane Cranston, Tom Coffman, Ed Ficken, Carroll Scott & John Lillis "nay" none

The motion was carried.

The meeting was adjourned.

  
\_\_\_\_\_  
John Lillis, Chairman

Regular Session  
November 14, 1988  
7:30 P.M.

Mayor Stone and council members Burrus, Moore, Eckhart, Fry, and Headley were present.

Minutes of the October meetings were approved as read.

As there were no bids received for the operation of the Old Man's Creek Park Concession Stand, the matter was tabled.

Tabled until the December 12th council meeting was the matter of the Williamsburg Summer Youth Recreation Association being under the jurisdiction of the City of Williamsburg's Parks and Recreation Depts. Council member Solveig Moore, the board members of the Association and the city attorney, Ronald Saylor, are to meet and see if a workable and acceptable program can be established.

The color of the water tower was tabled until the December 12th council meeting.

The following motions were made, seconded, and approved with all council members voting "aye":

- 1) Resolution #37-11-88 (To declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa) (Additional proceedings available at city clerk's office and become part of minutes.) (TH-SM)
- 2) Resolution #38-11-88 (approving urban renewal plan and project for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa) (Additional proceedings available at city clerk's office and become part of minutes.) (RH-TF)
- 3) First Reading Ordinance #297 (Providing for the division of taxes levied on taxable property in the Williamsburg Urban Renewal Area of the City of Williamsburg, Iowa, pursuant to Section 403.19 of the Code of Iowa.) (Additional proceedings available at city clerk's office and become part of minutes.) (TF-AE)
- 4) Waive 2nd and 3rd readings of Ordinance #297. (TF-RH)
- 5) Final passage of Ordinance #297. (RH-TF)
- 6) Approve the Williamsburg-Conroy Chamber of Commerce & HACAP sponsoring "An Ole Fashioned Community Christmas in Williamsburg", which will include Adopt-a-Tree, Santa, and Christmas Sleigh Rides. (SM-RH)
- 7) Resolution #39-11-88 (Provide for the award and issuance of \$600,000.00 General Obligation Corporate Purpose Bonds and providing for the levy of taxes to pay the same.) (Additional proceedings available at city clerk's office and become part of minutes.) (TH-DB)
- 8) Resolution #40-11-88 (To provide for a notice of hearing on proposed plans and specifications and proposed form of contract and estimate cost for the construction of improvements and extensions to the Municipal Sanitary Sewer System Project 220: Contract "D" and the taking of bids on December 12, 1988 and 7:30 P.M.) (Additional proceedings available at city clerk's office and become part of these minutes.) (TF-RH)
- 9) Resolution #41-11-88 (Accept Project 220: Contract "B") (RH-TF)

**SCANNED**

- 10) Resolution #42-11-88 (depository resolution) (TF-SM)
- 11) Approve the purchase of a dump box, multi-section trip snow plow and installation at an approximate cost of \$15,950.00, with the stipulation that the city have 30 days of snow useage of the multi-section trip plow and if it does not perform satisfactorily the city would pay \$500.00 for minimal useage and go back to the conventional blade and a 2 year warranty be granted for the entire package. (TF-DB)
- 12) Go into closed session at 10:10 PM - Code of Iowa 21.5-1.c. (RH-TF)  
Roll Call: Tod Fry - aye  
Arlene Eckhart - aye  
Solveig Moore - aye  
Robert Headley - aye  
Don Burrus - aye
- 13) Go back into open session at 10:35 PM. (RH-TF)  
Roll Call: Tod Fry - aye  
Arlene Eckhart - aye  
Solveig Moore - aye  
Robert Headley - aye  
Don Burrus - aye
- 14) Pay bills. (RH-TF)
- 15) Adjourn. (RH-TF)

*Jerome W. Moore*  
Mayor

Attest:

*Sharon M. Phillips*  
City Clerk

WILLIAMSBURG URBAN RENEWAL AREA  
DESIGNATION AND PLAN HEARINGS

5119

Williamsburg, Iowa

November 14, 1988

The Council of the City of Williamsburg, Iowa, met in regular session on the 14th day of November, 1988, at 8:00 o'clock, p.m., at the Williamsburg City Hall, in the City for the purpose of conducting public hearings on the designation of an urban renewal area and on a proposed urban renewal plan and project. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Don Burrus, Robert Headley, Tod Fry, Solveig Moore & Arlene Eckhart

Absent: none.

The Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of the Williamsburg Urban Renewal Area in Williamsburg had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. The Clerk announced that no written objections had been previously filed, and the Mayor called for any oral or written objections from any resident or property owner of the City. There being none, the Mayor announced that the hearing was closed.

Council Member Fry moved the adoption of a resolution entitled "A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa", seconded by Council Member Moore. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Burrus, Moore, Eckhart, Fry & Headley

Nays: none.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

**SCANNED**

RESOLUTION NO. 37-11-88

A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa, the "Urban Renewal Law", a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, it has been recommended that an urban renewal area be established within the boundaries set out in Exhibit A to this Resolution; and

WHEREAS, a study has been conducted of the area identified above for the purpose of establishing the need to designate the area as being appropriate for commercial and industrial development; and

WHEREAS, the study found that sufficient need exists to warrant finding the area an economic development area; and

WHEREAS, this Council did fix 8:00 o'clock p.m., on the 14th day of November, 1988, as the time for a public hearing on the question of establishing the area identified above as an urban renewal area and did direct the publication of a notice of said hearing; and

WHEREAS, notice of said hearing on said establishment was duly published and the Council met at said time and place and held a hearing and considered all of the written and oral matters presented to it;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City of Williamsburg within the boundaries set out in Exhibit A.

Section 2. The area identified in Section 1 hereof is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the Williamsburg Urban Renewal Area.

Section 3. The rehabilitation, conservation, redevelopment, development or a combination thereof, of this area is necessary in the interest of the public health, safety or welfare of the residents of the City of Williamsburg, Iowa.

Section 4. All resolutions or parts thereof in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 14th day of November, 1988.

Jerome W. Rowe  
Mayor

Attest:

Theresa M. Phillips  
City Clerk

EXHIBIT A

Legal Description

Urban Renewal Area

Beginning at the NE corner of the corporate limits of the City of Williamsburg; then south along the eastern boundary of the corporate limits to the SE corner of the corporate limits; then west along the southern boundary of the corporate limits to Highway 149; then north following Highway 149 to a point which is 160 feet north of Penn Street; then west to Chatham Street; then north on Chatham Street to a point which is 160 feet north of State Street; then east to Highway 149; then north on Highway 149 to North Street; then west on North Street to Elm Street; then straight north to the corporate limits; then continuing along the western and northern boundaries of the corporate limits to the point of beginning.

The Council further investigated and found that notice of the intention of the City Council to conduct a public hearing on a proposed urban renewal plan and project for the Williamsburg Urban Renewal Area in Williamsburg had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. The Clerk announced that no written objections had been previously filed, and the Mayor called for any oral or written objections from any resident or property owner of the City. There being none, the Mayor announced that the hearing was closed.

Council Member Headley moved the adoption of a resolution entitled "Resolution approving urban renewal plan and project for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa", seconded by Council Member Fry. After due consideration, the Mayor put the question on the motion and the roll being called, the following Council Members voted:

Ayes: Headley, Fry, Eckhart, Moore & Burrus

Nays: none

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

Approving urban renewal plan and project for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa

WHEREAS, notice of a public hearing by the City Council of the City of Williamsburg, Iowa, on a proposed urban renewal plan and project for the Williamsburg Urban Renewal Area in the City was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and

WHEREAS, the proposed urban renewal plan and project were submitted to and approved by the Planning and Zoning Commission of the City of Williamsburg; and

WHEREAS, this Council finds:

- A. A feasible method exists for the location of families who will be displaced from the urban renewal area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The proposed urban renewal plan conforms to the general plan of the municipality as a whole;
- C. Proposed industrial and commercial development in the urban renewal area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

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

Section 1. The findings hereinabove recited are by this reference incorporated in this resolution and made a part hereof.

Section 2. The urban renewal plan for the Williamsburg Urban Renewal Area attached hereto and made a part hereof is hereby in all respects approved and the proposed project for such area based upon such plan is hereby in all respects approved.

Section 3. All resolutions or parts thereof in conflict herewith  
be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 14th day of November, 1988.

Frederic W. Rowe  
Mayor

Attest:

Aaron M. Phillips  
City Clerk

(Attach copy of urban renewal plan to this resolution.)

Upon motion and vote, the meeting adjourned.

Jerene W. Nowe  
Mayor

Attest:

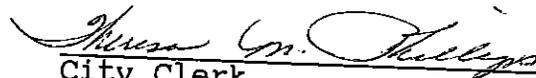
Ann M. Phillips  
City Clerk

STATE OF IOWA  
COUNTY OF IOWA  
CITY OF WILLIAMSBURG

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan and project for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa.

WITNESS MY HAND and the seal of the City hereto affixed this 15th day of November, 1988.

  
City Clerk

(Seal)

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission to approve the urban renewal plan.)

1997 ADDITION TO THE  
WILLIAMSBURG URBAN RENEWAL  
AREA DESIGNATION AND PLAN  
HEARING

435483-6

Williamsburg, Iowa

March 10, 1997

The City Council of the City of Williamsburg, Iowa, met on March 10, 1997, at 7:30 o'clock, p.m., at the City Hall, in the City for the purpose of conducting a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Theresa Phillips, Garry Koehn, Don Burrus, Don Kirkpatrick

Absent: Garwood Mayer

The Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of the 1997 Addition to the Williamsburg Urban Renewal Area and on an urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, 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 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 Phillips moved the adoption of a resolution entitled "A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan amendment for the 1997 Addition to the Williamsburg Urban Renewal Area", seconded by Council Member Koehn. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Phillips, Koehn, Burrus, Koehn

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 11-3-97

A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan amendment for the 1997 Addition to the Williamsburg Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this Council created the Williamsburg Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, studies have been conducted which show the desirability of expanding the Urban Renewal Area to add and include all the property within the legal description set out in Exhibit A hereto; and

WHEREAS, studies found that sufficient need exists to warrant finding the area shown in Exhibit A an economic development area; and

WHEREAS, notice of a public hearing by the City Council of the City of Williamsburg, Iowa, on the question of establishing the area shown in Exhibit A hereto as an urban renewal area and on a proposed urban renewal plan amendment for the 1997 Addition to the Williamsburg Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and

WHEREAS, the proposed urban renewal plan amendment was submitted to and approved by the Planning and Zoning Commission of the City of Williamsburg;

WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan amendment were mailed to Iowa County, Williamsburg Community School District and Kirkwood Community College; the consultation meeting was held on the 24th day of February, 1997; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Williamsburg, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City of Williamsburg within the boundaries set out in Exhibit A hereto.

Section 2. The area identified in Section 1 hereof is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 1997 Addition to the Williamsburg Urban Renewal Area.

Section 3. The rehabilitation, conservation, redevelopment, development or a combination thereof, of this area is necessary in the interest of the public health, safety or welfare of the residents of the City of Williamsburg, Iowa.

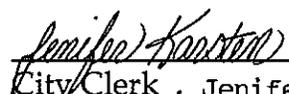
Section 4. The amendment to the urban renewal plan for the Williamsburg Urban Renewal Area incorporating this area, attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved March 10, 1997.

Attest:

  
\_\_\_\_\_  
Mayor, Murray Armstrong

  
\_\_\_\_\_  
City Clerk, Jenifer Karsten

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A - Legal Description

1997 Addition to the Williamsburg Urban Renewal Area

THAT PORTION OF SECTION 10 AND SECTION 3, TOWNSHIP 79 NORTH, RANGE 10 WEST OF THE 5th PRINCIPAL MERIDIAN, IOWA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

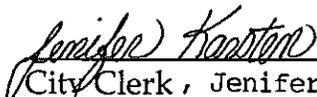
COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE N 89°31'29" W ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 10, 239.71 FEET TO THE EASTERLY ROW LINE OF THE FORMER CHICAGO, MILWAUKEE, & ST. PAUL RAILWAY COMPANY (CMSP) AND THE POINT OF BEGINNING; THENCE CONTINUING N 89°31'29" W ALONG THE SOUTH LINE OF SAID NW 1/4, 1715.17 FEET MORE OR LESS TO THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID NW 1/4 AND THE EXISTING EASTERLY CORPORATE LIMIT LINE OF THE CITY OF WILLIAMSBURG, IOWA; THENCE N 00°00'00" W ALONG THE WEST LINE OF THE E 1/2 SW 1/4 NW 1/4 AND E 1/2 NW 1/4 OF SAID NW 1/4, 2636.41 FEET TO THE NORTH LINE OF SAID NW 1/4; THENCE N 00°00'00" W ALONG THE WEST LINE OF THE E 1/2 SW 1/4 SW 1/4 OF SAID SECTION 3, 61.98 FEET TO A POINT 1.00 FEET NORTH OF THE EXISTING N ROW LINE; THENCE S 84°36'08" E ALONG A LINE PARALLEL AND 1.00 FEET NORTH OF THE EXISTING N ROW LINE, 418.81 FEET; THENCE S 88°25'45" E ALONG A LINE THAT IS 1.00 FEET NORTH OF THE PRESENT ROW LINE, 572.89 FEET TO A POINT THAT IS 34.00 FEET NORMALLY DISTANT NORTH OF THE NORTH LINE OF SAID NW 1/4; THENCE S 00°00'00" E, 34.01 FEET TO THE NORTH LINE OF SAID NW 1/4; THENCE S 88°25'45" E ALONG THE NORTH LINE OF SAID NW 1/4, 979.27 FEET TO THE NE CORNER OF SAID NW 1/4; THENCE S 89°37'51" E ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 10, 779.94 FEET TO THE EASTERLY ROW LINE OF SAID FORMER RAILROAD ROW AND POINT OF NON-TANGENT CURVE; THENCE SW-LY 1285.61 FEET ALONG AN ARC OF A 3869.72-FOOT CURVE CONCAVE NW-LY HAVING A CHORD DISTANCE OF 1279.71 FEET, BEARING S 16°34'58" W; THENCE S 26°04'38" W ALONG SAID EASTERLY ROW LINE, 1519.86 FEET TO THE POINT OF BEGINNING, CONTAINING 139.63 ACRES, MORE OR LESS.

• • • •

Upon motion and vote, the meeting adjourned.

  
\_\_\_\_\_  
Mayor, Murray Armstrong

Attest:

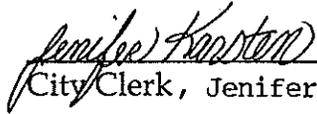
  
\_\_\_\_\_  
City Clerk, Jenifer Karsten

STATE OF IOWA  
COUNTY OF IOWA  
CITY OF WILLIAMSBURG

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the 1997 Addition to the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa.

WITNESS MY HAND and the seal of the City hereto affixed this 11th  
day of March, 1997.

  
\_\_\_\_\_  
City Clerk, Jenifer Karsten

(Seal)

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission to approve the urban renewal plan amendment.)

*City of Williamsburg  
Planning and Zoning Commission  
Monday, February 24, 1997  
5:15 P.M.*

Present:	John Lillis	Absent:	John Engel
	Allan Doehrmann		Deane Cranston
	Ed Ficken		Carroll Scott
	Don Eggerling		Larry Watts
	Dan Becker		

Also present were Ron Saylor, City Attorney, Bob Gerleman, Public Works Director, and Larion Yoder.

John Lillis called the meeting to order at 5:25 p.m.

Motion by Ed Ficken and seconded by Allan Doehrmann to approve the amendment to the Williamsburg Urban Renewal Area. All ayes.

There was a request from Hilda Driscoll to rezone (302 W State St) W1/2 of Lot Four (4) Block Three (3) Williams Addition to the Town of Williamsburg from the present zoning classification of C2 Central Business Commercial to RS8 Residential.

Motion by Dan Becker and seconded by Don Eggerling to recommend to the Williamsburg City Council to consider amending the C2 zoning ordinance. All ayes.  
Motion carried.

The meeting was adjourned at 6:10 p.m.

  
Jenifer Karsten, Recording Secretary

2007 AMENDMENT TO THE  
WILLIAMSBURG URBAN RENEWAL  
PLAN HEARING

435483-22

Williamsburg, Iowa

June 11, 2007

The City Council of the City of Williamsburg, Iowa, met on June 11, 2007, at 8:00 o'clock, p.m., at the City Hall, in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Kirkpatrick, Greiner, Lortz, Phillips, Murphy

Absent: \_\_\_\_\_

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, 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 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 Phillips moved the adoption of a resolution entitled "A resolution to approve urban renewal plan amendment for the Williamsburg Urban Renewal Area", seconded by Council Member Lortz. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Murphy, Lortz, Phillips, Greiner, Kirkpatrick.

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 27-06-07

A resolution to approve urban renewal plan amendment for the Williamsburg Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Williamsburg, Iowa (the "City") previously created the Williamsburg Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, an amendment to the plan for the Urban Renewal Area has been prepared which would facilitate the undertaking of a municipal library project as an urban renewal project and the acquisition of land in connection therewith; and

WHEREAS, notice of a public hearing by the City Council of the City of Williamsburg, Iowa, on the proposed urban renewal plan amendment for the Williamsburg Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing; and

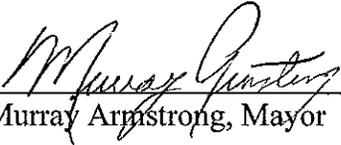
WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan amendment were mailed to Iowa County, Williamsburg Community School District and the Kirkwood Community College; the consultation meeting was held on the 29th day of May 2007; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Williamsburg, Iowa, as follows:

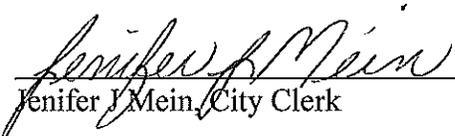
Section 1. The amendment to the urban renewal plan for the Williamsburg Urban Renewal Area, attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved June 11, 2007.

  
\_\_\_\_\_  
Murray Armstrong, Mayor

Attest:

  
\_\_\_\_\_  
Jenifer J Mein, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

URBAN RENEWAL PLAN AMENDMENT

WILLIAMSBURG URBAN RENEWAL AREA

June, 2007

The urban renewal plan (the "Plan") for the Williamsburg Urban Renewal Area (the "Area"), is being amended for two purposes. The first purpose is to authorize the use of urban renewal authority for the acquisition of certain real property for use in connection with an urban renewal project, the legal description of which is set forth on Exhibit A hereto. The second purpose is to authorize the undertaking of the construction of a new municipal library facility as an urban renewal project under the Plan.

1. **Property Acquisition.** The property described on Exhibit A hereto is hereby identified as property that may be acquired by the City in connection with the carrying out of an urban renewal project under the Plan.

2. **Project Authorization.** The City hereby declares its intent to undertake and carry out the constructing, furnishing and equipping of a new municipal library as an urban renewal project for the economic betterment of the community under the Plan. The City may use its authority under Chapter 403 of the Code of Iowa, including the use of tax increment financing, in support of the project.

3. **Required Financial Data.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the City:	<u>\$7,690,000</u>
Constitutional debt limit of the City:	<u>\$8,951,856</u>
Proposed debt to be incurred in area to be added to Urban Renewal Area:	<u>\$4,600,000</u>

**EXHIBIT A**

**Legal Description of Property to be Acquired:**

Lot 4 Block 3 Williams Addition to the Town of Williamsburg, Iowa County, Iowa.

••••

Upon motion and vote, the meeting adjourned.

  
Murray Armstrong, Mayor

Attest:

  
Jennifer A. Mein, City Clerk

STATE OF IOWA  
COUNTY OF IOWA  
CITY OF WILLIAMSBURG

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa.

WITNESS MY HAND and the seal of the City hereto affixed this 11<sup>th</sup> day of June 2007.

  
\_\_\_\_\_  
Jenifer J. Mein, City Clerk

(Seal)

RESOLUTION NO. 21-07-13

A resolution to approve urban renewal plan amendment for the Williamsburg Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Williamsburg, Iowa (the "City"), by prior resolution established the Williamsburg Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which would facilitate the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support for the demolition of an abandoned school building and the preparation of the site for redevelopment; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on July 22, 2013; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Iowa County and the Williamsburg Community School District; the consultation meeting was held on the 9th day of May 2013; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Williamsburg, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The activities proposed under the Amendment conform to the general plan for the development of the City;

B. Proposed economic development under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

CITY OF WILLIAMSBURG, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
WILLIAMSBURG URBAN RENEWAL AREA

May, 2013

The Urban Renewal Plan (the “Plan”) for the Williamsburg Urban Renewal Area (the “Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken in the Area.

**1) Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

**Name of Project:** School Building Demolition and Site Preparation Project (the “Project”)

**Name of Urban Renewal Area:** Williamsburg Urban Renewal Area

**Date of Council Approval of Project:** May 28, 2013

**Year of Establishment of Urban Renewal Area:** 1988

**Description of Properties to be Acquired in Connection with Project:** The City will acquire the property located at 501 South Highland St (the “Property”) in the Area, including an abandoned school building situated thereon, from the Williamsburg Community School District in connection with the Project.

**Description of Demolition and Site Preparation Project:** The City will undertake the demolition of the abandoned school building and prepare the Property for future redevelopment such preparation to include necessary environmental cleanup and the removal of buried tanks.

**Description of Public Infrastructure:** No public infrastructure construction is anticipated with respect to the Project.

**Description of Use of TIF:** It is anticipated that the City will pay for the Project from either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligation will be repaid with incremental property tax revenues. It is anticipated that the City’s use of incremental property tax revenues for the Project will not exceed \$900,000.

**2) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$10,464,603</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with project	<u>\$900,000</u>

CITY OF WILLIAMSBURG, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
WILLIAMSBURG URBAN RENEWAL AREA

May, 2013

The Urban Renewal Plan (the “Plan”) for the Williamsburg Urban Renewal Area (the “Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken in the Area.

1) **Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

**Name of Project:** School Building Demolition and Site Preparation Project (the “Project”)

**Name of Urban Renewal Area:** Williamsburg Urban Renewal Area

**Date of Council Approval of Project:** May 28, 2013

**Year of Establishment of Urban Renewal Area:** 1988

**Description of Properties to be Acquired in Connection with Project:** The City will acquire the property located at 501 South Highland St (the “Property”) in the Area, including an abandoned school building situated thereon, from the Williamsburg Community School District in connection with the Project.

**Description of Demolition and Site Preparation Project:** The City will undertake the demolition of the abandoned school building and prepare the Property for future redevelopment such preparation to include necessary environmental cleanup and the removal of buried tanks.

**Description of Public Infrastructure:** No public infrastructure construction is anticipated with respect to the Project.

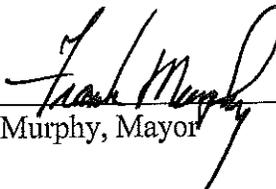
**Description of Use of TIF:** It is anticipated that the City will pay for the Project from either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligation will be repaid with incremental property tax revenues. It is anticipated that the City’s use of incremental property tax revenues for the Project will not exceed \$900,000.

**2) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

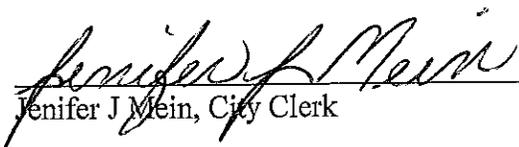
Constitutional debt limit of the City:	<u>\$10,464,603</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with project	<u>\$900,000</u>

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 22, 2013.

  
\_\_\_\_\_  
Frank Murphy, Mayor

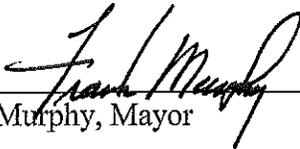
Attest:

  
\_\_\_\_\_  
Jenifer J Mein, City Clerk

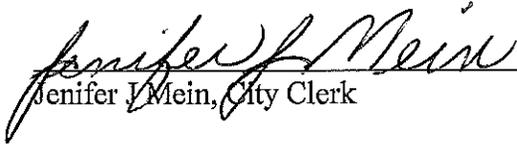
**(Attach copy of the urban renewal plan amendment to this resolution.)**

• • • •

Upon motion and vote, the meeting adjourned.

  
\_\_\_\_\_  
Frank Murphy, Mayor

Attest:

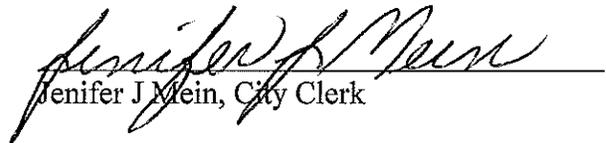
  
\_\_\_\_\_  
Jennifer J. Mein, City Clerk

STATE OF IOWA  
COUNTY OF IOWA  
CITY OF WILLIAMSBURG

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Williamsburg Urban Renewal Area in the City of Williamsburg, Iowa.

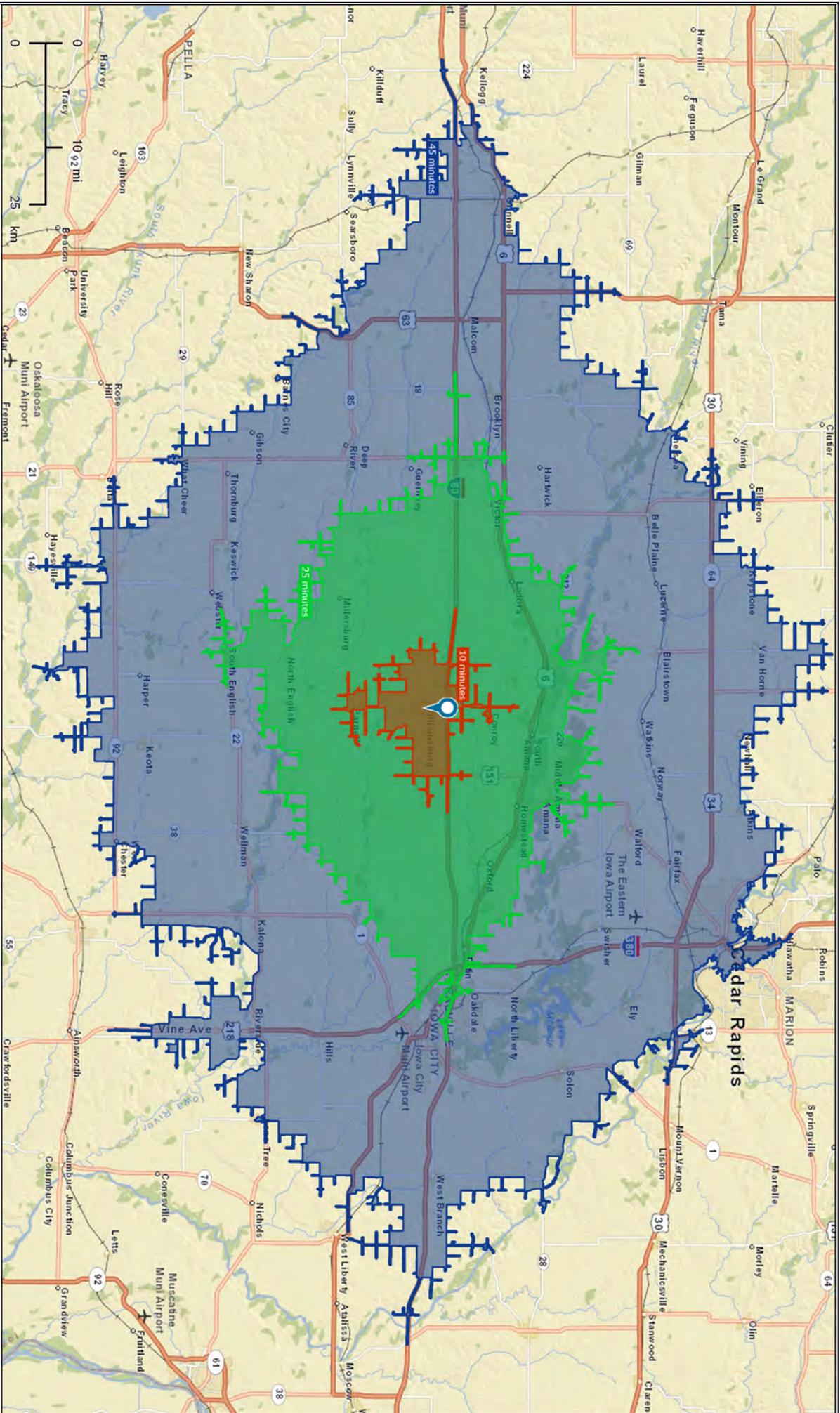
WITNESS MY HAND this 22nd day of July, 2013.

  
Jennifer J Mein, City Clerk



# Williamsburg RFP Map

501 Highland Street - Areas for 10, 25 and 45 Minute Drivetimes





# Retail MarketPlace Profile

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 10 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

## Summary Demographics

2015 Population	4,030
2015 Households	1,713
2015 Median Disposable Income	\$51,769
2015 Per Capita Income	\$32,800

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$50,933,258	\$38,968,082	\$11,965,176	13.3	56
Total Retail Trade	44-45	\$45,876,925	\$36,812,819	\$9,064,106	11.0	47
Total Food & Drink	722	\$5,056,333	\$2,155,263	\$2,901,070	40.2	8

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$9,896,119	\$2,189,195	\$7,706,924	63.8	3
Automobile Dealers	4411	\$8,620,850	\$2,056,317	\$6,564,533	61.5	1
Other Motor Vehicle Dealers	4412	\$606,396	\$0	\$606,396	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$668,873	\$124,161	\$544,712	68.7	2
Furniture & Home Furnishings Stores	442	\$952,803	\$812,419	\$140,384	8.0	2
Furniture Stores	4421	\$597,503	\$0	\$597,503	100.0	0
Home Furnishings Stores	4422	\$355,300	\$812,419	-\$457,119	-39.1	2
Electronics & Appliance Stores	443	\$1,355,225	\$442,295	\$912,930	50.8	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,685,300	\$339,051	\$1,346,249	66.5	3
Bldg Material & Supplies Dealers	4441	\$1,272,401	\$161,450	\$1,110,951	77.5	2
Lawn & Garden Equip & Supply Stores	4442	\$412,899	\$177,601	\$235,298	39.8	1
Food & Beverage Stores	445	\$8,272,804	\$2,987,979	\$5,284,825	46.9	6
Grocery Stores	4451	\$8,012,175	\$2,710,245	\$5,301,930	49.4	3
Specialty Food Stores	4452	\$105,990	\$129,502	-\$23,512	-10.0	2
Beer, Wine & Liquor Stores	4453	\$154,639	\$148,232	\$6,407	2.1	1
Health & Personal Care Stores	446,4461	\$3,492,713	\$825,462	\$2,667,251	61.8	3
Gasoline Stations	447,4471	\$4,986,306	\$10,735,580	-\$5,749,274	-36.6	1
Clothing & Clothing Accessories Stores	448	\$2,503,354	\$10,921,683	-\$8,418,329	-62.7	12
Clothing Stores	4481	\$1,668,056	\$7,991,890	-\$6,323,834	-65.5	10
Shoe Stores	4482	\$382,155	\$1,154,253	-\$772,098	-50.3	2
Jewelry, Luggage & Leather Goods Stores	4483	\$453,142	\$0	\$453,142	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,036,283	\$467,454	\$568,829	37.8	5
Sporting Goods/Hobby/Musical Instr Stores	4511	\$788,747	\$467,454	\$321,293	25.6	5
Book, Periodical & Music Stores	4512	\$247,537	\$0	\$247,537	100.0	0
General Merchandise Stores	452	\$8,439,076	\$1,883,201	\$6,555,875	63.5	2
Department Stores Excluding Leased Depts.	4521	\$3,385,094	\$0	\$3,385,094	100.0	0
Other General Merchandise Stores	4529	\$5,053,982	\$1,883,201	\$3,170,781	45.7	2
Miscellaneous Store Retailers	453	\$1,501,924	\$353,302	\$1,148,622	61.9	6
Florists	4531	\$32,759	\$90,981	-\$58,222	-47.1	1
Office Supplies, Stationery & Gift Stores	4532	\$401,244	\$0	\$401,244	100.0	0
Used Merchandise Stores	4533	\$206,697	\$0	\$206,697	100.0	0
Other Miscellaneous Store Retailers	4539	\$861,224	\$241,754	\$619,470	56.2	4
Nonstore Retailers	454	\$1,755,019	\$4,855,197	-\$3,100,178	-46.9	1
Electronic Shopping & Mail-Order Houses	4541	\$1,348,371	\$0	\$1,348,371	100.0	0
Vending Machine Operators	4542	\$107,437	\$0	\$107,437	100.0	0
Direct Selling Establishments	4543	\$299,211	\$0	\$299,211	100.0	0
Food Services & Drinking Places	722	\$5,056,333	\$2,155,263	\$2,901,070	40.2	8
Full-Service Restaurants	7221	\$1,636,893	\$0	\$1,636,893	100.0	0
Limited-Service Eating Places	7222	\$2,642,191	\$1,502,013	\$1,140,178	27.5	4
Special Food Services	7223	\$241,400	\$0	\$241,400	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$535,848	\$408,292	\$127,556	13.5	3

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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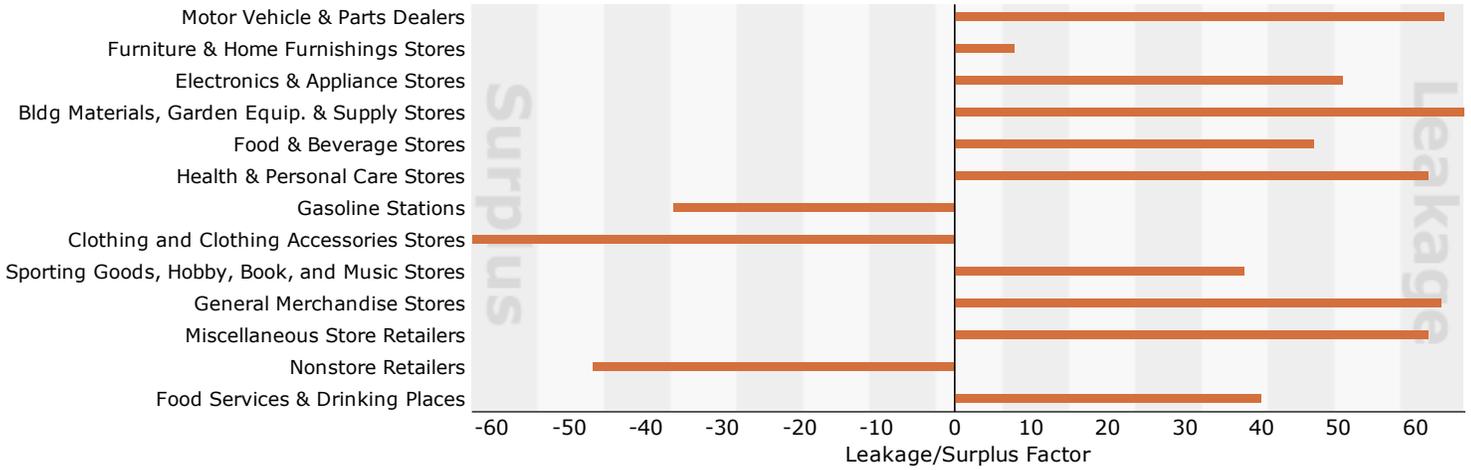


# Retail MarketPlace Profile

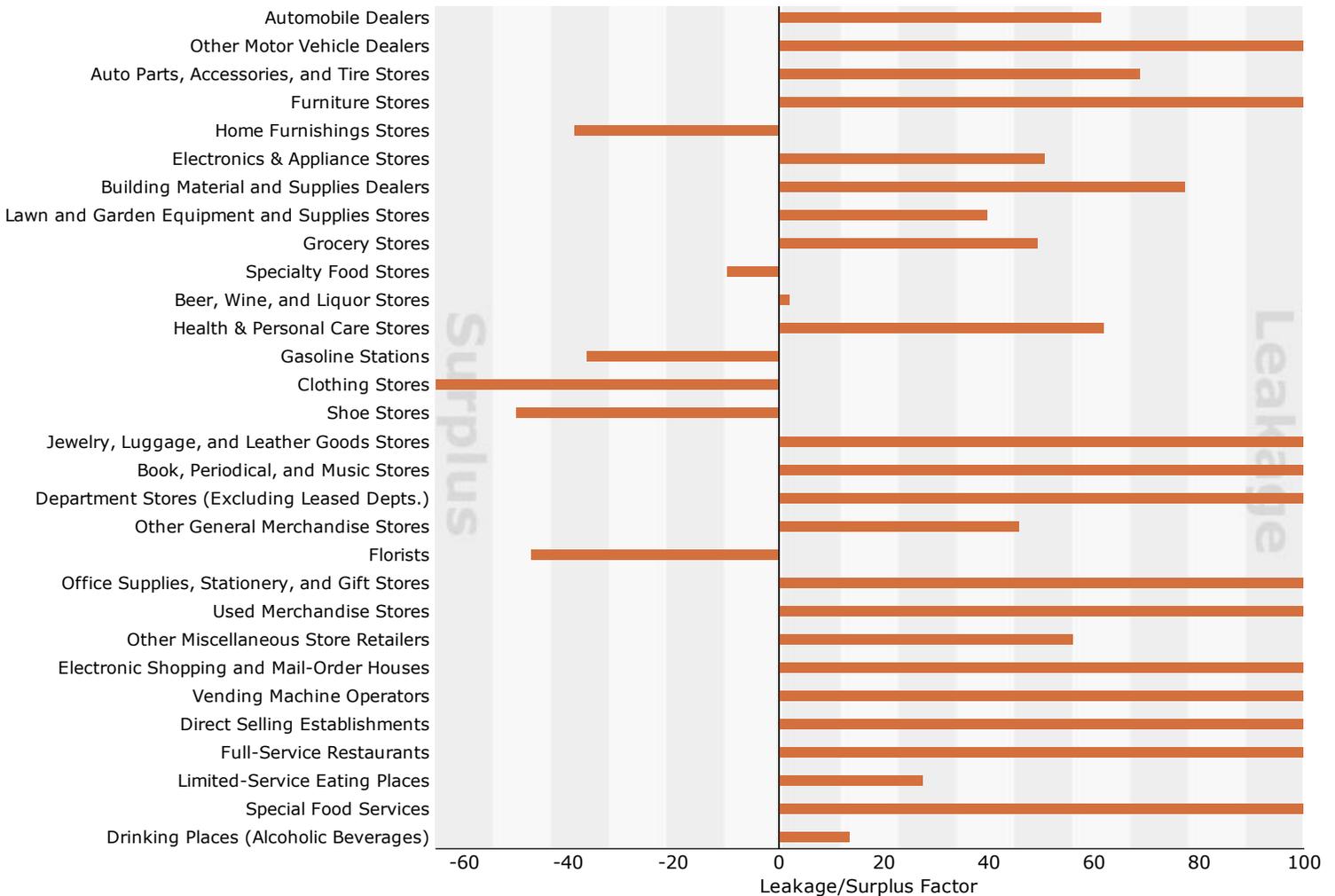
501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 10 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group



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# Retail MarketPlace Profile

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 25 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

## Summary Demographics

2015 Population	23,217
2015 Households	9,720
2015 Median Disposable Income	\$47,798
2015 Per Capita Income	\$30,277

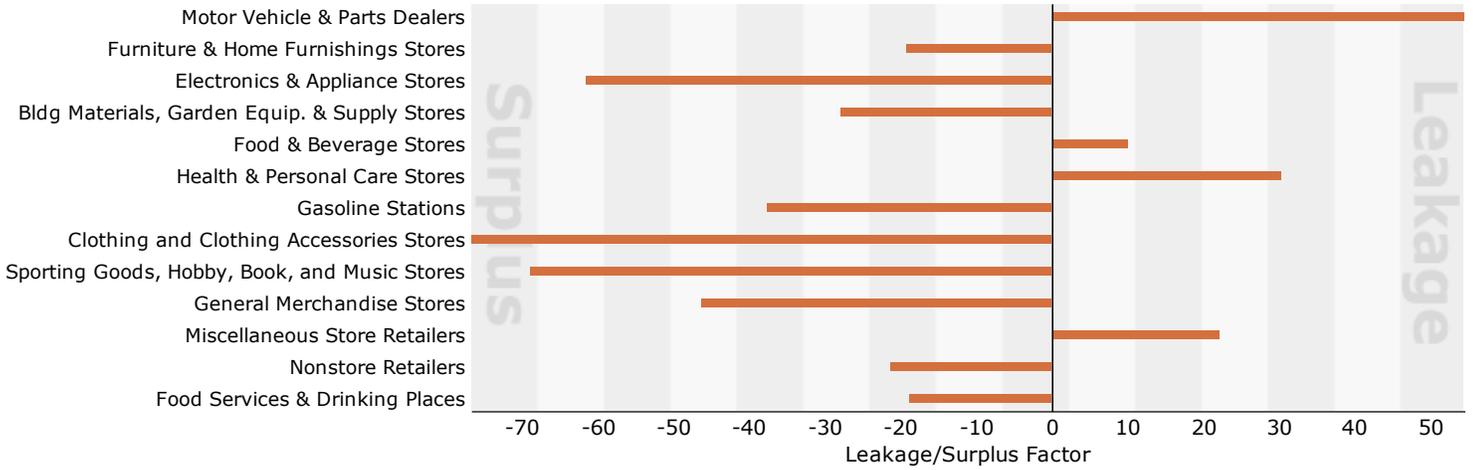
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$282,617,753	\$500,610,441	-\$217,992,688	-27.8	349
Total Retail Trade	44-45	\$255,681,613	\$461,224,760	-\$205,543,147	-28.7	293
Total Food & Drink	722	\$26,936,140	\$39,385,681	-\$12,449,541	-18.8	56

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$55,071,650	\$16,191,739	\$38,879,911	54.6	16
Automobile Dealers	4411	\$47,698,148	\$13,921,202	\$33,776,946	54.8	6
Other Motor Vehicle Dealers	4412	\$3,788,165	\$1,935,214	\$1,852,951	32.4	5
Auto Parts, Accessories & Tire Stores	4413	\$3,585,337	\$335,323	\$3,250,014	82.9	5
Furniture & Home Furnishings Stores	442	\$4,967,416	\$7,345,470	-\$2,378,054	-19.3	14
Furniture Stores	4421	\$3,078,373	\$568,057	\$2,510,316	68.8	1
Home Furnishings Stores	4422	\$1,889,043	\$6,777,413	-\$4,888,370	-56.4	14
Electronics & Appliance Stores	443	\$7,212,212	\$30,332,918	-\$23,120,706	-61.6	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$9,655,980	\$17,120,886	-\$7,464,906	-27.9	19
Bldg Material & Supplies Dealers	4441	\$7,097,669	\$15,758,961	-\$8,661,292	-37.9	11
Lawn & Garden Equip & Supply Stores	4442	\$2,558,311	\$1,361,925	\$1,196,386	30.5	8
Food & Beverage Stores	445	\$46,568,648	\$37,998,248	\$8,570,400	10.1	29
Grocery Stores	4451	\$45,141,913	\$36,366,379	\$8,775,534	10.8	14
Specialty Food Stores	4452	\$596,614	\$1,189,537	-\$592,923	-33.2	12
Beer, Wine & Liquor Stores	4453	\$830,121	\$442,331	\$387,790	30.5	3
Health & Personal Care Stores	446,4461	\$19,849,445	\$10,615,947	\$9,233,498	30.3	25
Gasoline Stations	447,4471	\$28,065,440	\$62,211,074	-\$34,145,634	-37.8	8
Clothing & Clothing Accessories Stores	448	\$13,100,694	\$99,646,207	-\$86,545,513	-76.8	73
Clothing Stores	4481	\$8,761,834	\$69,655,157	-\$60,893,323	-77.7	55
Shoe Stores	4482	\$2,084,370	\$21,941,731	-\$19,857,361	-82.6	13
Jewelry, Luggage & Leather Goods Stores	4483	\$2,254,489	\$8,049,318	-\$5,794,829	-56.2	5
Sporting Goods, Hobby, Book & Music Stores	451	\$5,739,227	\$31,305,169	-\$25,565,942	-69.0	22
Sporting Goods/Hobby/Musical Instr Stores	4511	\$4,428,495	\$24,127,508	-\$19,699,013	-69.0	20
Book, Periodical & Music Stores	4512	\$1,310,732	\$7,177,661	-\$5,866,929	-69.1	2
General Merchandise Stores	452	\$46,593,355	\$127,194,831	-\$80,601,476	-46.4	14
Department Stores Excluding Leased Depts.	4521	\$18,191,942	\$104,825,200	-\$86,633,258	-70.4	8
Other General Merchandise Stores	4529	\$28,401,413	\$22,369,631	\$6,031,782	11.9	6
Miscellaneous Store Retailers	453	\$8,661,628	\$5,517,527	\$3,144,101	22.2	50
Florists	4531	\$184,951	\$527,939	-\$342,988	-48.1	6
Office Supplies, Stationery & Gift Stores	4532	\$2,197,622	\$815,494	\$1,382,128	45.9	11
Used Merchandise Stores	4533	\$1,098,395	\$540,795	\$557,600	34.0	8
Other Miscellaneous Store Retailers	4539	\$5,180,659	\$3,633,299	\$1,547,360	17.6	25
Nonstore Retailers	454	\$10,195,918	\$15,744,745	-\$5,548,827	-21.4	11
Electronic Shopping & Mail-Order Houses	4541	\$7,406,358	\$14,344,485	-\$6,938,127	-31.9	2
Vending Machine Operators	4542	\$599,744	\$1,123,803	-\$524,059	-30.4	5
Direct Selling Establishments	4543	\$2,189,815	\$276,456	\$1,913,359	77.6	4
Food Services & Drinking Places	722	\$26,936,140	\$39,385,681	-\$12,449,541	-18.8	56
Full-Service Restaurants	7221	\$8,760,778	\$25,240,236	-\$16,479,458	-48.5	22
Limited-Service Eating Places	7222	\$14,146,812	\$12,025,240	\$2,121,572	8.1	19
Special Food Services	7223	\$1,302,261	\$103,536	\$1,198,725	85.3	1
Drinking Places - Alcoholic Beverages	7224	\$2,726,289	\$2,016,669	\$709,620	15.0	15

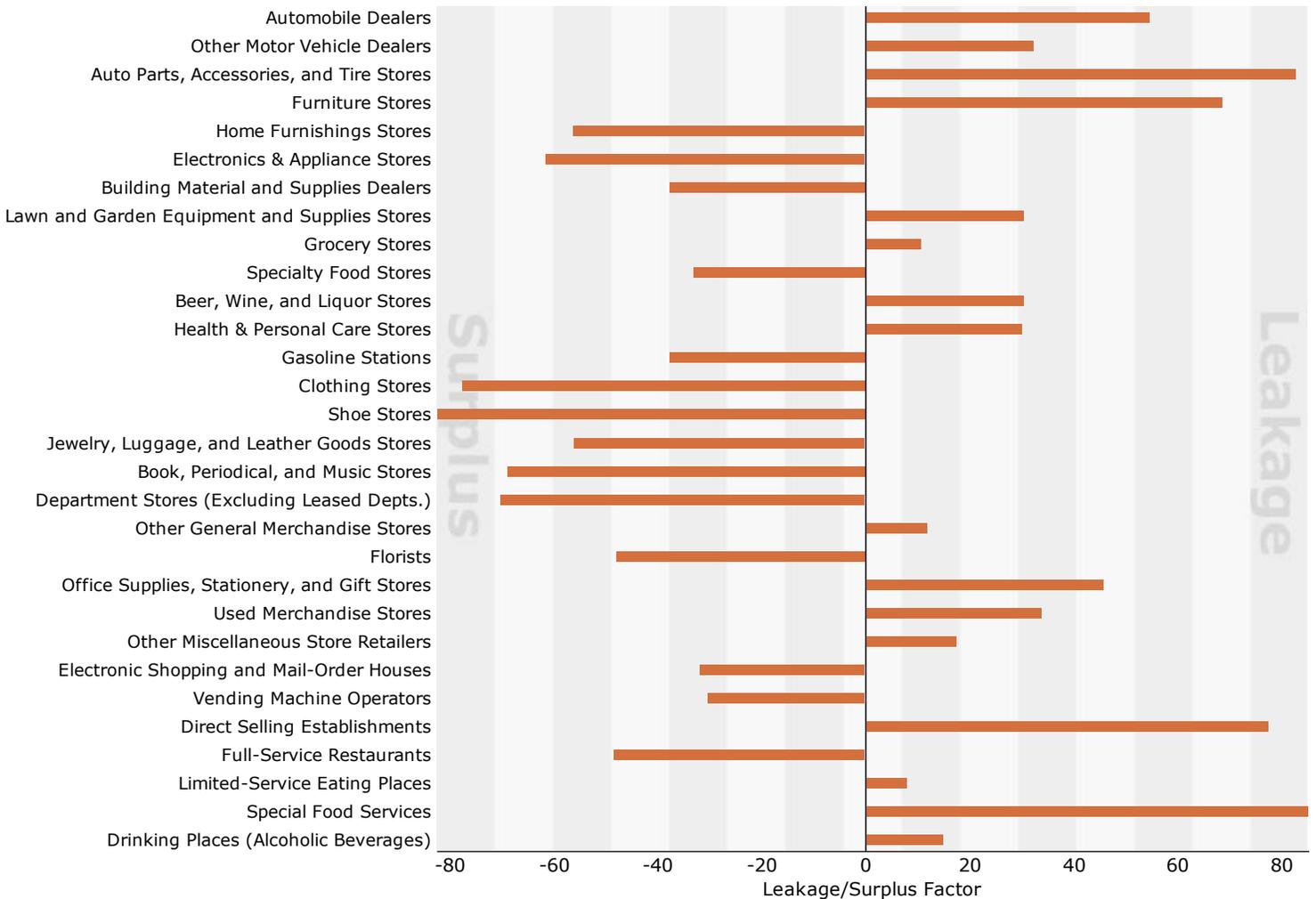
**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group



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# Retail MarketPlace Profile

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 45 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

## Summary Demographics

2015 Population	298,589
2015 Households	122,695
2015 Median Disposable Income	\$42,733
2015 Per Capita Income	\$28,652

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$3,430,636,339	\$3,119,966,086	\$310,670,253	4.7	2,389
Total Retail Trade	44-45	\$3,088,026,542	\$2,785,340,364	\$302,686,178	5.2	1,881
Total Food & Drink	722	\$342,609,797	\$334,625,723	\$7,984,074	1.2	507

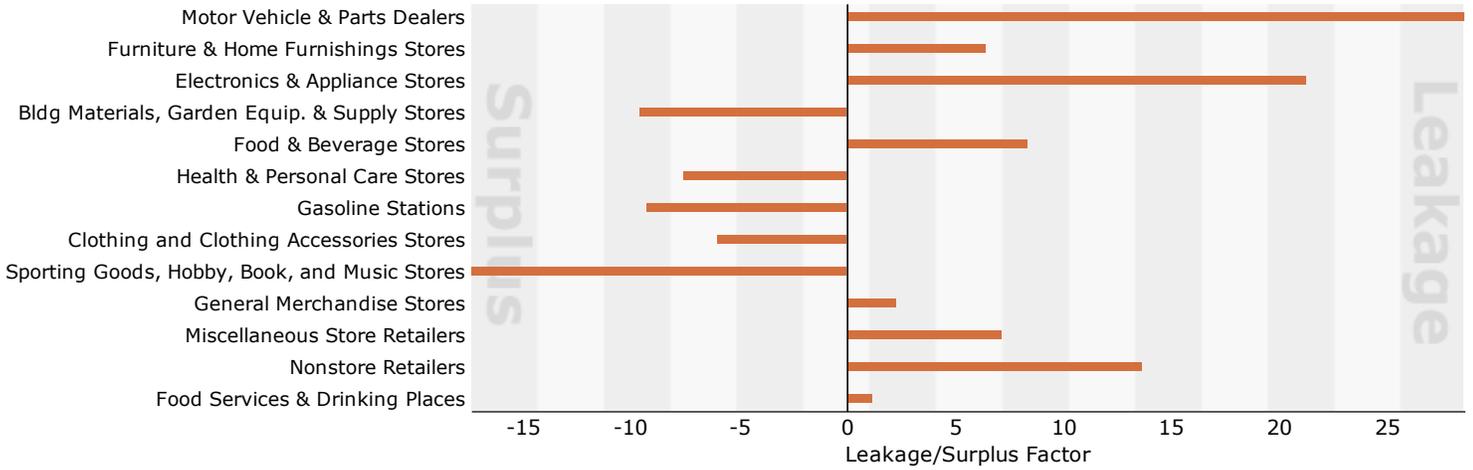
## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$651,462,768	\$361,380,104	\$290,082,664	28.6	173
Automobile Dealers	4411	\$565,079,520	\$298,163,914	\$266,915,606	30.9	68
Other Motor Vehicle Dealers	4412	\$41,341,369	\$24,195,117	\$17,146,252	26.2	44
Auto Parts, Accessories & Tire Stores	4413	\$45,041,879	\$39,021,073	\$6,020,806	7.2	61
Furniture & Home Furnishings Stores	442	\$62,834,022	\$55,223,536	\$7,610,486	6.4	116
Furniture Stores	4421	\$39,042,642	\$23,200,711	\$15,841,931	25.5	37
Home Furnishings Stores	4422	\$23,791,379	\$32,022,825	-\$8,231,446	-14.7	79
Electronics & Appliance Stores	443	\$90,874,679	\$58,906,674	\$31,968,005	21.3	99
Bldg Materials, Garden Equip. & Supply Stores	444	\$112,554,766	\$136,513,252	-\$23,958,486	-9.6	146
Bldg Material & Supplies Dealers	4441	\$84,714,598	\$98,950,942	-\$14,236,344	-7.8	112
Lawn & Garden Equip & Supply Stores	4442	\$27,840,168	\$37,562,310	-\$9,722,142	-14.9	34
Food & Beverage Stores	445	\$564,645,888	\$477,517,393	\$87,128,495	8.4	229
Grocery Stores	4451	\$546,841,388	\$458,325,400	\$88,515,988	8.8	156
Specialty Food Stores	4452	\$7,266,484	\$8,741,224	-\$1,474,740	-9.2	51
Beer, Wine & Liquor Stores	4453	\$10,538,017	\$10,450,770	\$87,247	0.4	21
Health & Personal Care Stores	446,4461	\$232,317,975	\$270,784,312	-\$38,466,337	-7.6	151
Gasoline Stations	447,4471	\$333,896,316	\$402,044,901	-\$68,148,585	-9.3	49
Clothing & Clothing Accessories Stores	448	\$170,950,266	\$192,755,167	-\$21,804,901	-6.0	185
Clothing Stores	4481	\$114,350,605	\$148,497,795	-\$34,147,190	-13.0	133
Shoe Stores	4482	\$26,604,043	\$24,413,350	\$2,190,693	4.3	22
Jewelry, Luggage & Leather Goods Stores	4483	\$29,995,618	\$19,844,023	\$10,151,595	20.4	30
Sporting Goods, Hobby, Book & Music Stores	451	\$71,675,205	\$101,819,631	-\$30,144,426	-17.4	177
Sporting Goods/Hobby/Musical Instr Stores	4511	\$54,198,344	\$82,350,400	-\$28,152,056	-20.6	134
Book, Periodical & Music Stores	4512	\$17,476,860	\$19,469,231	-\$1,992,371	-5.4	43
General Merchandise Stores	452	\$571,125,330	\$545,974,010	\$25,151,320	2.3	54
Department Stores Excluding Leased Depts.	4521	\$226,969,451	\$294,332,436	-\$67,362,985	-12.9	31
Other General Merchandise Stores	4529	\$344,155,880	\$251,641,574	\$92,514,306	15.5	23
Miscellaneous Store Retailers	453	\$102,788,451	\$89,054,062	\$13,734,389	7.2	417
Florists	4531	\$2,115,388	\$3,018,911	-\$903,523	-17.6	36
Office Supplies, Stationery & Gift Stores	4532	\$26,778,041	\$17,027,584	\$9,750,457	22.3	87
Used Merchandise Stores	4533	\$14,429,769	\$15,204,318	-\$774,549	-2.6	74
Other Miscellaneous Store Retailers	4539	\$59,465,253	\$53,803,250	\$5,662,003	5.0	221
Nonstore Retailers	454	\$122,900,875	\$93,367,320	\$29,533,555	13.7	87
Electronic Shopping & Mail-Order Houses	4541	\$91,766,307	\$52,848,167	\$38,918,140	26.9	12
Vending Machine Operators	4542	\$7,350,611	\$6,405,929	\$944,682	6.9	27
Direct Selling Establishments	4543	\$23,783,958	\$34,113,224	-\$10,329,266	-17.8	48
Food Services & Drinking Places	722	\$342,609,797	\$334,625,723	\$7,984,074	1.2	507
Full-Service Restaurants	7221	\$111,183,126	\$117,489,138	-\$6,306,012	-2.8	146
Limited-Service Eating Places	7222	\$178,407,784	\$163,453,866	\$14,953,918	4.4	201
Special Food Services	7223	\$16,197,688	\$25,217,645	-\$9,019,957	-21.8	29
Drinking Places - Alcoholic Beverages	7224	\$36,821,199	\$28,465,074	\$8,356,125	12.8	132

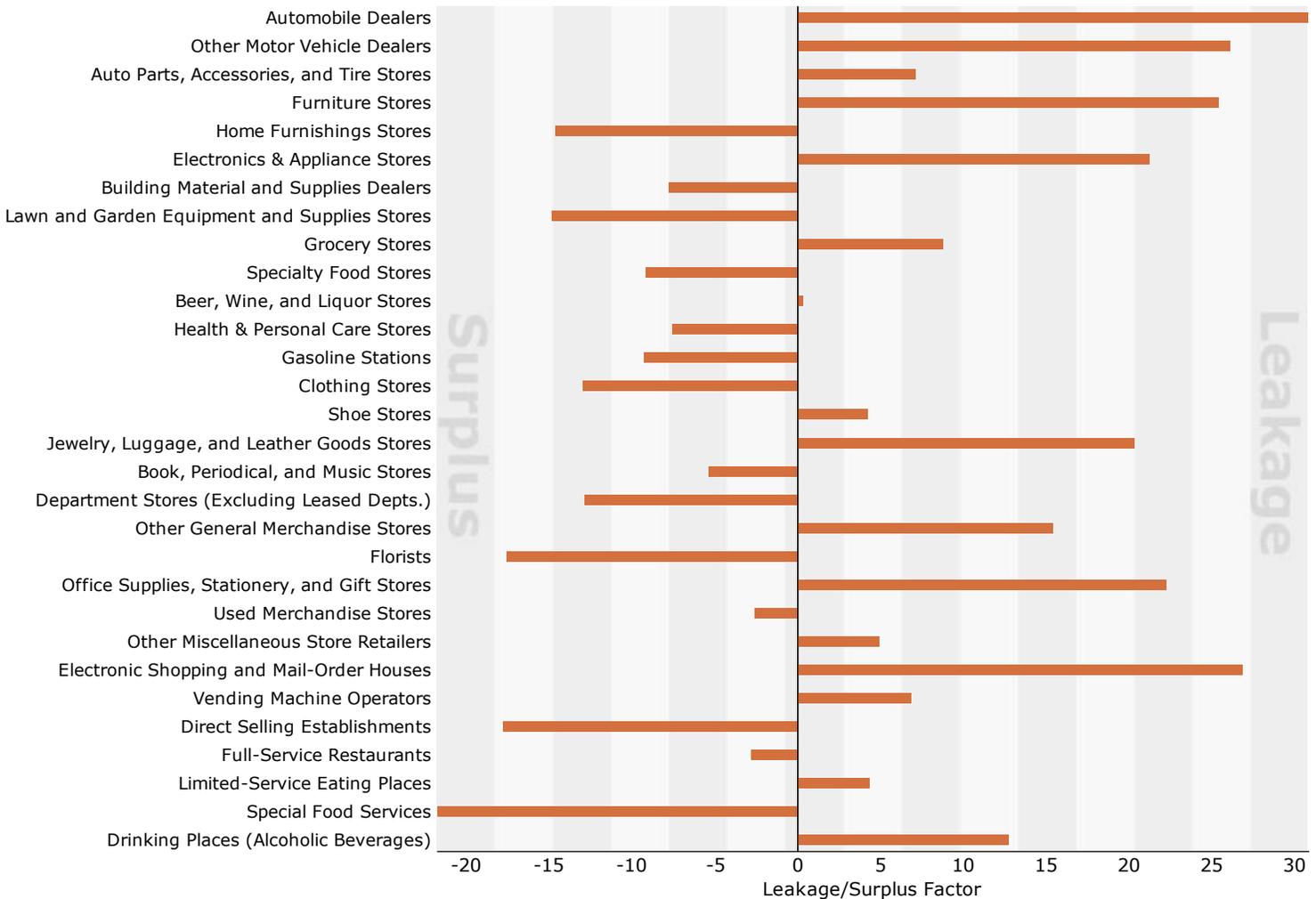
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## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group



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# Retail Market Potential

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 10 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

Demographic Summary	2015	2020
Population	4,030	4,163
Population 18+	3,045	3,144
Households	1,713	1,784
Median Household Income	\$66,018	\$76,837

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	1,524	50.0%	104
Bought any women's clothing in last 12 months	1,431	47.0%	105
Bought clothing for child <13 years in last 6 months	1,008	33.1%	118
Bought any shoes in last 12 months	1,688	55.4%	101
Bought costume jewelry in last 12 months	649	21.3%	107
Bought any fine jewelry in last 12 months	557	18.3%	94
Bought a watch in last 12 months	336	11.0%	96
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	1,574	91.9%	108
HH bought/leased new vehicle last 12 mo	166	9.7%	112
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	2,824	92.7%	109
Bought/changed motor oil in last 12 months	1,769	58.1%	117
Had tune-up in last 12 months	1,029	33.8%	111
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	1,986	65.2%	100
Drank regular cola in last 6 months	1,414	46.4%	101
Drank beer/ale in last 6 months	1,242	40.8%	96
<b>Cameras (Adults)</b>			
Own digital point & shoot camera	1,082	35.5%	110
Own digital single-lens reflex (SLR) camera	246	8.1%	94
Bought any camera in last 12 months	217	7.1%	99
Bought memory card for camera in last 12 months	194	6.4%	111
Printed digital photos in last 12 months	113	3.7%	110
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	1,138	37.4%	102
Have a smartphone	1,582	52.0%	107
Have an iPhone	577	18.9%	102
Number of cell phones in household: 1	460	26.9%	84
Number of cell phones in household: 2	672	39.2%	106
Number of cell phones in household: 3+	472	27.6%	110
HH has cell phone only (no landline telephone)	668	39.0%	103
<b>Computers (Households)</b>			
HH owns a computer	1,366	79.7%	104
HH owns desktop computer	925	54.0%	111
HH owns laptop/notebook	875	51.1%	100
Spent <\$500 on most recent home computer	253	14.8%	105
Spent \$500-\$999 on most recent home computer	380	22.2%	110
Spent \$1,000-\$1,499 on most recent home computer	186	10.9%	109
Spent \$1,500-\$1,999 on most recent home computer	66	3.9%	84
Spent \$2,000+ on most recent home computer	63	3.7%	95

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# Retail Market Potential

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 10 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 mos	2,001	65.7%	108
Bought brewed coffee at convenience store in last 30 days	446	14.6%	95
Bought cigarettes at convenience store in last 30 days	498	16.4%	125
Bought gas at convenience store in last 30 days	1,299	42.7%	128
Spent at convenience store in last 30 days: <\$20	236	7.8%	94
Spent at convenience store in last 30 days: \$20-\$39	246	8.1%	89
Spent at convenience store in last 30 days: \$40-\$50	248	8.1%	106
Spent at convenience store in last 30 days: \$51-\$99	174	5.7%	126
Spent at convenience store in last 30 days: \$100+	905	29.7%	129
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	1,844	60.6%	100
Went to live theater in last 12 months	318	10.4%	83
Went to a bar/night club in last 12 months	471	15.5%	91
Dined out in last 12 months	1,540	50.6%	112
Gambled at a casino in last 12 months	414	13.6%	92
Visited a theme park in last 12 months	520	17.1%	95
Viewed movie (video-on-demand) in last 30 days	433	14.2%	91
Viewed TV show (video-on-demand) in last 30 days	336	11.0%	90
Watched any pay-per-view TV in last 12 months	428	14.1%	107
Downloaded a movie over the Internet in last 30 days	155	5.1%	77
Downloaded any individual song in last 6 months	671	22.0%	107
Watched a movie online in the last 30 days	331	10.9%	80
Watched a TV program online in last 30 days	327	10.7%	80
Played a video/electronic game (console) in last 12 months	331	10.9%	95
Played a video/electronic game (portable) in last 12 months	123	4.0%	90
<b>Financial (Adults)</b>			
Have home mortgage (1st)	1,273	41.8%	132
Used ATM/cash machine in last 12 months	1,605	52.7%	108
Own any stock	206	6.8%	87
Own U.S. savings bond	132	4.3%	75
Own shares in mutual fund (stock)	210	6.9%	92
Own shares in mutual fund (bonds)	116	3.8%	77
Have interest checking account	973	32.0%	111
Have non-interest checking account	933	30.6%	109
Have savings account	1,789	58.8%	110
Have 401K retirement savings plan	516	16.9%	115
Own/used any credit/debit card in last 12 months	2,405	79.0%	107
Avg monthly credit card expenditures: <\$111	422	13.9%	117
Avg monthly credit card expenditures: \$111-\$225	228	7.5%	116
Avg monthly credit card expenditures: \$226-\$450	176	5.8%	91
Avg monthly credit card expenditures: \$451-\$700	165	5.4%	100
Avg monthly credit card expenditures: \$701-\$1,000	115	3.8%	87
Avg monthly credit card expenditures: \$1,001+	207	6.8%	74
Did banking online in last 12 months	1,301	42.7%	122
Did banking on mobile device in last 12 months	391	12.8%	124
Paid bills online in last 12 months	1,421	46.7%	112

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	2,240	73.6%	103
Used bread in last 6 months	2,936	96.4%	101
Used chicken (fresh or frozen) in last 6 mos	2,222	73.0%	102
Used turkey (fresh or frozen) in last 6 mos	613	20.1%	110
Used fish/seafood (fresh or frozen) in last 6 months	1,713	56.3%	100
Used fresh fruit/vegetables in last 6 months	2,680	88.0%	101
Used fresh milk in last 6 months	2,804	92.1%	102
Used organic food in last 6 months	440	14.4%	73
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	888	29.2%	102
Exercise at club 2+ times per week	367	12.1%	93
Visited a doctor in last 12 months	2,326	76.4%	101
Used vitamin/dietary supplement in last 6 months	1,577	51.8%	97
<b>Home (Households)</b>			
Any home improvement in last 12 months	505	29.5%	107
Used housekeeper/maid/professional HH cleaning service in last 12	168	9.8%	75
Purchased low ticket HH furnishings in last 12 months	279	16.3%	104
Purchased big ticket HH furnishings in last 12 months	383	22.4%	106
Purchased bedding/bath goods in last 12 months	923	53.9%	101
Purchased cooking/serving product in last 12 months	408	23.8%	98
Bought any small kitchen appliance in last 12 months	361	21.1%	95
Bought any large kitchen appliance in last 12 months	241	14.1%	109
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	1,566	51.4%	118
Carry medical/hospital/accident insurance	1,991	65.4%	101
Carry homeowner insurance	1,808	59.4%	124
Carry renter's insurance	210	6.9%	93
Have auto insurance: 1 vehicle in household covered	469	27.4%	87
Have auto insurance: 2 vehicles in household covered	543	31.7%	113
Have auto insurance: 3+ vehicles in household covered	491	28.7%	131
<b>Pets (Households)</b>			
Household owns any pet	1,064	62.1%	117
Household owns any cat	447	26.1%	115
Household owns any dog	861	50.3%	126
<b>Psychographics (Adults)</b>			
Buying American is important to me	1,470	48.3%	112
Usually buy items on credit rather than wait	315	10.3%	91
Usually buy based on quality - not price	532	17.5%	97
Price is usually more important than brand name	877	28.8%	105
Usually use coupons for brands I buy often	570	18.7%	99
Am interested in how to help the environment	505	16.6%	99
Usually pay more for environ safe product	311	10.2%	81
Usually value green products over convenience	227	7.5%	73
Likely to buy a brand that supports a charity	1,056	34.7%	101
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	348	11.4%	103
Bought hardcover book in last 12 months	736	24.2%	108
Bought paperback book in last 12 month	1,056	34.7%	102
Read any daily newspaper (paper version)	770	25.3%	90
Read any digital newspaper in last 30 days	920	30.2%	97
Read any magazine (paper/electronic version) in last 6 months	2,738	89.9%	99

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	2,496	82.0%	108
Went to family restaurant/steak house: 4+ times a month	1,028	33.8%	117
Went to fast food/drive-in restaurant in last 6 months	2,836	93.1%	103
Went to fast food/drive-in restaurant 9+ times/mo	1,434	47.1%	116
Fast food/drive-in last 6 months: eat in	1,262	41.4%	114
Fast food/drive-in last 6 months: home delivery	300	9.9%	126
Fast food/drive-in last 6 months: take-out/drive-thru	1,728	56.7%	121
Fast food/drive-in last 6 months: take-out/walk-in	627	20.6%	105
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any e-reader/tablet	613	20.1%	95
Own any portable MP3 player	1,107	36.4%	108
HH owns 1 TV	275	16.1%	80
HH owns 2 TVs	472	27.6%	105
HH owns 3 TVs	399	23.3%	109
HH owns 4+ TVs	373	21.8%	110
HH subscribes to cable TV	810	47.3%	93
HH subscribes to fiber optic	66	3.9%	58
HH has satellite dish	554	32.3%	127
HH owns DVD/Blu-ray player	1,127	65.8%	106
HH owns camcorder	288	16.8%	108
HH owns portable GPS navigation device	538	31.4%	114
HH purchased video game system in last 12 mos	140	8.2%	89
HH owns Internet video device for TV	57	3.3%	76
<b>Travel (Adults)</b>			
Domestic travel in last 12 months	1,654	54.3%	108
Took 3+ domestic non-business trips in last 12 months	408	13.4%	108
Spent on domestic vacations in last 12 months: <\$1,000	324	10.6%	95
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	170	5.6%	93
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	138	4.5%	129
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	135	4.4%	116
Spent on domestic vacations in last 12 months: \$3,000+	169	5.6%	102
Domestic travel in the 12 months: used general travel website	195	6.4%	91
Foreign travel in last 3 years	592	19.4%	82
Took 3+ foreign trips by plane in last 3 years	77	2.5%	58
Spent on foreign vacations in last 12 months: <\$1,000	114	3.7%	89
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	92	3.0%	99
Spent on foreign vacations in last 12 months: \$3,000+	97	3.2%	65
Foreign travel in last 3 years: used general travel website	129	4.2%	77
Nights spent in hotel/motel in last 12 months: any	1,412	46.4%	112
Took cruise of more than one day in last 3 years	278	9.1%	104
Member of any frequent flyer program	434	14.3%	86
Member of any hotel rewards program	440	14.4%	102

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# Retail Market Potential

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Demographic Summary	2015	2020
Population	23,217	24,103
Population 18+	17,817	18,547
Households	9,720	10,130
Median Household Income	\$58,812	\$68,877

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	9,163	51.4%	107
Bought any women's clothing in last 12 months	8,146	45.7%	102
Bought clothing for child <13 years in last 6 months	4,831	27.1%	97
Bought any shoes in last 12 months	9,980	56.0%	102
Bought costume jewelry in last 12 months	3,440	19.3%	97
Bought any fine jewelry in last 12 months	3,247	18.2%	94
Bought a watch in last 12 months	1,891	10.6%	92
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	8,873	91.3%	107
HH bought/leased new vehicle last 12 mo	877	9.0%	104
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	16,294	91.5%	108
Bought/changed motor oil in last 12 months	10,252	57.5%	116
Had tune-up in last 12 months	5,361	30.1%	99
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	10,883	61.1%	93
Drank regular cola in last 6 months	8,197	46.0%	100
Drank beer/ale in last 6 months	7,678	43.1%	102
<b>Cameras (Adults)</b>			
Own digital point & shoot camera	6,416	36.0%	111
Own digital single-lens reflex (SLR) camera	1,576	8.8%	103
Bought any camera in last 12 months	1,332	7.5%	104
Bought memory card for camera in last 12 months	1,103	6.2%	108
Printed digital photos in last 12 months	659	3.7%	110
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	6,374	35.8%	98
Have a smartphone	7,687	43.1%	89
Have an iPhone	2,656	14.9%	80
Number of cell phones in household: 1	3,142	32.3%	101
Number of cell phones in household: 2	3,794	39.0%	106
Number of cell phones in household: 3+	2,140	22.0%	88
HH has cell phone only (no landline telephone)	3,713	38.2%	101
<b>Computers (Households)</b>			
HH owns a computer	7,526	77.4%	101
HH owns desktop computer	4,943	50.9%	105
HH owns laptop/notebook	4,976	51.2%	100
Spent <\$500 on most recent home computer	1,444	14.9%	105
Spent \$500-\$999 on most recent home computer	2,141	22.0%	109
Spent \$1,000-\$1,499 on most recent home computer	985	10.1%	101
Spent \$1,500-\$1,999 on most recent home computer	366	3.8%	82
Spent \$2,000+ on most recent home computer	321	3.3%	86

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# Retail Market Potential

501 S Highland St, Williamsburg, Iowa, 52361  
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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 mos	11,608	65.2%	108
Bought brewed coffee at convenience store in last 30 days	2,735	15.4%	100
Bought cigarettes at convenience store in last 30 days	2,641	14.8%	113
Bought gas at convenience store in last 30 days	7,572	42.5%	128
Spent at convenience store in last 30 days: <\$20	1,295	7.3%	89
Spent at convenience store in last 30 days: \$20-\$39	1,500	8.4%	92
Spent at convenience store in last 30 days: \$40-\$50	1,553	8.7%	114
Spent at convenience store in last 30 days: \$51-\$99	854	4.8%	105
Spent at convenience store in last 30 days: \$100+	5,243	29.4%	128
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	10,279	57.7%	96
Went to live theater in last 12 months	2,030	11.4%	91
Went to a bar/night club in last 12 months	3,115	17.5%	102
Dined out in last 12 months	8,666	48.6%	108
Gambled at a casino in last 12 months	2,601	14.6%	99
Visited a theme park in last 12 months	2,751	15.4%	86
Viewed movie (video-on-demand) in last 30 days	2,249	12.6%	81
Viewed TV show (video-on-demand) in last 30 days	1,651	9.3%	76
Watched any pay-per-view TV in last 12 months	2,131	12.0%	91
Downloaded a movie over the Internet in last 30 days	879	4.9%	75
Downloaded any individual song in last 6 months	3,477	19.5%	95
Watched a movie online in the last 30 days	1,821	10.2%	75
Watched a TV program online in last 30 days	1,807	10.1%	75
Played a video/electronic game (console) in last 12 months	2,063	11.6%	101
Played a video/electronic game (portable) in last 12 months	728	4.1%	91
<b>Financial (Adults)</b>			
Have home mortgage (1st)	6,327	35.5%	112
Used ATM/cash machine in last 12 months	8,726	49.0%	101
Own any stock	1,391	7.8%	100
Own U.S. savings bond	1,075	6.0%	105
Own shares in mutual fund (stock)	1,384	7.8%	103
Own shares in mutual fund (bonds)	836	4.7%	95
Have interest checking account	5,960	33.5%	116
Have non-interest checking account	5,760	32.3%	115
Have savings account	10,334	58.0%	108
Have 401K retirement savings plan	2,914	16.4%	111
Own/used any credit/debit card in last 12 months	13,923	78.1%	106
Avg monthly credit card expenditures: <\$111	2,550	14.3%	121
Avg monthly credit card expenditures: \$111-\$225	1,222	6.9%	106
Avg monthly credit card expenditures: \$226-\$450	1,108	6.2%	98
Avg monthly credit card expenditures: \$451-\$700	984	5.5%	101
Avg monthly credit card expenditures: \$701-\$1,000	651	3.7%	84
Avg monthly credit card expenditures: \$1,001+	1,378	7.7%	84
Did banking online in last 12 months	6,443	36.2%	103
Did banking on mobile device in last 12 months	1,759	9.9%	95
Paid bills online in last 12 months	7,446	41.8%	100

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	13,375	75.1%	105
Used bread in last 6 months	17,125	96.1%	101
Used chicken (fresh or frozen) in last 6 mos	12,833	72.0%	101
Used turkey (fresh or frozen) in last 6 mos	3,312	18.6%	101
Used fish/seafood (fresh or frozen) in last 6 months	9,614	54.0%	96
Used fresh fruit/vegetables in last 6 months	15,546	87.3%	100
Used fresh milk in last 6 months	16,373	91.9%	102
Used organic food in last 6 months	2,758	15.5%	79
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	5,145	28.9%	101
Exercise at club 2+ times per week	1,905	10.7%	83
Visited a doctor in last 12 months	13,823	77.6%	103
Used vitamin/dietary supplement in last 6 months	9,632	54.1%	101
<b>Home (Households)</b>			
Any home improvement in last 12 months	3,015	31.0%	112
Used housekeeper/maid/professional HH cleaning service in last 12	1,041	10.7%	82
Purchased low ticket HH furnishings in last 12 months	1,525	15.7%	101
Purchased big ticket HH furnishings in last 12 months	2,067	21.3%	101
Purchased bedding/bath goods in last 12 months	5,377	55.3%	104
Purchased cooking/serving product in last 12 months	2,414	24.8%	102
Bought any small kitchen appliance in last 12 months	2,278	23.4%	105
Bought any large kitchen appliance in last 12 months	1,323	13.6%	106
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	8,997	50.5%	116
Carry medical/hospital/accident insurance	12,364	69.4%	108
Carry homeowner insurance	10,171	57.1%	120
Carry renter's insurance	1,352	7.6%	103
Have auto insurance: 1 vehicle in household covered	2,941	30.3%	96
Have auto insurance: 2 vehicles in household covered	2,813	28.9%	103
Have auto insurance: 3+ vehicles in household covered	2,709	27.9%	127
<b>Pets (Households)</b>			
Household owns any pet	5,806	59.7%	112
Household owns any cat	2,775	28.5%	126
Household owns any dog	4,510	46.4%	117
<b>Psychographics (Adults)</b>			
Buying American is important to me	8,709	48.9%	114
Usually buy items on credit rather than wait	1,647	9.2%	81
Usually buy based on quality - not price	2,855	16.0%	89
Price is usually more important than brand name	5,016	28.2%	103
Usually use coupons for brands I buy often	3,421	19.2%	102
Am interested in how to help the environment	2,660	14.9%	89
Usually pay more for environ safe product	1,945	10.9%	86
Usually value green products over convenience	1,534	8.6%	85
Likely to buy a brand that supports a charity	6,199	34.8%	102
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	1,780	10.0%	90
Bought hardcover book in last 12 months	3,754	21.1%	94
Bought paperback book in last 12 month	5,726	32.1%	95
Read any daily newspaper (paper version)	5,033	28.2%	100
Read any digital newspaper in last 30 days	4,833	27.1%	87
Read any magazine (paper/electronic version) in last 6 months	16,301	91.5%	101

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	14,054	78.9%	104
Went to family restaurant/steak house: 4+ times a month	5,322	29.9%	104
Went to fast food/drive-in restaurant in last 6 months	16,492	92.6%	103
Went to fast food/drive-in restaurant 9+ times/mo	7,389	41.5%	102
Fast food/drive-in last 6 months: eat in	7,278	40.8%	112
Fast food/drive-in last 6 months: home delivery	1,289	7.2%	92
Fast food/drive-in last 6 months: take-out/drive-thru	9,363	52.6%	112
Fast food/drive-in last 6 months: take-out/walk-in	3,489	19.6%	100
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any e-reader/tablet	3,329	18.7%	88
Own any portable MP3 player	5,808	32.6%	97
HH owns 1 TV	1,783	18.3%	91
HH owns 2 TVs	2,641	27.2%	103
HH owns 3 TVs	2,231	23.0%	107
HH owns 4+ TVs	1,984	20.4%	104
HH subscribes to cable TV	4,367	44.9%	88
HH subscribes to fiber optic	362	3.7%	56
HH has satellite dish	3,103	31.9%	125
HH owns DVD/Blu-ray player	6,271	64.5%	104
HH owns camcorder	1,627	16.7%	107
HH owns portable GPS navigation device	2,980	30.7%	111
HH purchased video game system in last 12 mos	652	6.7%	73
HH owns Internet video device for TV	324	3.3%	76
<b>Travel (Adults)</b>			
Domestic travel in last 12 months	9,201	51.6%	103
Took 3+ domestic non-business trips in last 12 months	2,429	13.6%	109
Spent on domestic vacations in last 12 months: <\$1,000	2,298	12.9%	115
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	967	5.4%	90
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	665	3.7%	106
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	617	3.5%	91
Spent on domestic vacations in last 12 months: \$3,000+	1,085	6.1%	112
Domestic travel in the 12 months: used general travel website	1,145	6.4%	91
Foreign travel in last 3 years	3,395	19.1%	80
Took 3+ foreign trips by plane in last 3 years	507	2.8%	65
Spent on foreign vacations in last 12 months: <\$1,000	621	3.5%	83
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	417	2.3%	77
Spent on foreign vacations in last 12 months: \$3,000+	672	3.8%	76
Foreign travel in last 3 years: used general travel website	666	3.7%	68
Nights spent in hotel/motel in last 12 months: any	7,875	44.2%	107
Took cruise of more than one day in last 3 years	1,262	7.1%	81
Member of any frequent flyer program	2,314	13.0%	78
Member of any hotel rewards program	2,315	13.0%	92

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# Retail Market Potential

501 S Highland St, Williamsburg, Iowa, 52361  
 Drive Time: 45 minute radius

Latitude: 41.66167  
 Longitude: -92.00736

Demographic Summary	2015	2020
Population	298,589	313,145
Population 18+	235,461	247,503
Households	122,695	129,159
Median Household Income	\$52,930	\$61,731

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	117,807	50.0%	104
Bought any women's clothing in last 12 months	107,844	45.8%	102
Bought clothing for child <13 years in last 6 months	59,933	25.5%	91
Bought any shoes in last 12 months	132,930	56.5%	103
Bought costume jewelry in last 12 months	48,417	20.6%	103
Bought any fine jewelry in last 12 months	45,509	19.3%	100
Bought a watch in last 12 months	27,283	11.6%	101
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	107,304	87.5%	103
HH bought/leased new vehicle last 12 mo	10,692	8.7%	101
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	206,225	87.6%	103
Bought/changed motor oil in last 12 months	120,696	51.3%	103
Had tune-up in last 12 months	72,336	30.7%	101
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	149,809	63.6%	97
Drank regular cola in last 6 months	110,077	46.7%	102
Drank beer/ale in last 6 months	103,604	44.0%	104
<b>Cameras (Adults)</b>			
Own digital point & shoot camera	77,141	32.8%	101
Own digital single-lens reflex (SLR) camera	22,843	9.7%	113
Bought any camera in last 12 months	17,087	7.3%	100
Bought memory card for camera in last 12 months	14,822	6.3%	109
Printed digital photos in last 12 months	8,365	3.6%	105
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	87,418	37.1%	102
Have a smartphone	120,624	51.2%	105
Have an iPhone	48,197	20.5%	110
Number of cell phones in household: 1	42,397	34.6%	108
Number of cell phones in household: 2	47,134	38.4%	104
Number of cell phones in household: 3+	28,564	23.3%	93
HH has cell phone only (no landline telephone)	56,036	45.7%	121
<b>Computers (Households)</b>			
HH owns a computer	97,685	79.6%	104
HH owns desktop computer	59,793	48.7%	100
HH owns laptop/notebook	67,572	55.1%	108
Spent <\$500 on most recent home computer	18,413	15.0%	107
Spent \$500-\$999 on most recent home computer	28,292	23.1%	114
Spent \$1,000-\$1,499 on most recent home computer	13,724	11.2%	112
Spent \$1,500-\$1,999 on most recent home computer	5,954	4.9%	105
Spent \$2,000+ on most recent home computer	4,768	3.9%	101

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 mos	153,208	65.1%	107
Bought brewed coffee at convenience store in last 30 days	36,020	15.3%	100
Bought cigarettes at convenience store in last 30 days	33,552	14.2%	108
Bought gas at convenience store in last 30 days	90,090	38.3%	115
Spent at convenience store in last 30 days: <\$20	19,965	8.5%	103
Spent at convenience store in last 30 days: \$20-\$39	22,657	9.6%	106
Spent at convenience store in last 30 days: \$40-\$50	18,348	7.8%	102
Spent at convenience store in last 30 days: \$51-\$99	11,179	4.7%	104
Spent at convenience store in last 30 days: \$100+	61,231	26.0%	113
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	150,326	63.8%	106
Went to live theater in last 12 months	30,418	12.9%	103
Went to a bar/night club in last 12 months	46,735	19.8%	116
Dined out in last 12 months	113,636	48.3%	107
Gambled at a casino in last 12 months	32,381	13.8%	93
Visited a theme park in last 12 months	40,749	17.3%	96
Viewed movie (video-on-demand) in last 30 days	36,616	15.6%	100
Viewed TV show (video-on-demand) in last 30 days	30,586	13.0%	106
Watched any pay-per-view TV in last 12 months	28,474	12.1%	92
Downloaded a movie over the Internet in last 30 days	19,037	8.1%	122
Downloaded any individual song in last 6 months	56,652	24.1%	117
Watched a movie online in the last 30 days	41,800	17.8%	131
Watched a TV program online in last 30 days	40,681	17.3%	129
Played a video/electronic game (console) in last 12 months	32,354	13.7%	120
Played a video/electronic game (portable) in last 12 months	10,805	4.6%	103
<b>Financial (Adults)</b>			
Have home mortgage (1st)	75,796	32.2%	102
Used ATM/cash machine in last 12 months	122,675	52.1%	107
Own any stock	18,170	7.7%	99
Own U.S. savings bond	13,968	5.9%	103
Own shares in mutual fund (stock)	16,668	7.1%	94
Own shares in mutual fund (bonds)	10,949	4.7%	94
Have interest checking account	73,381	31.2%	108
Have non-interest checking account	72,217	30.7%	109
Have savings account	137,374	58.3%	109
Have 401K retirement savings plan	36,022	15.3%	104
Own/used any credit/debit card in last 12 months	182,130	77.4%	105
Avg monthly credit card expenditures: <\$111	32,854	14.0%	118
Avg monthly credit card expenditures: \$111-\$225	16,468	7.0%	108
Avg monthly credit card expenditures: \$226-\$450	14,906	6.3%	100
Avg monthly credit card expenditures: \$451-\$700	12,518	5.3%	98
Avg monthly credit card expenditures: \$701-\$1,000	10,169	4.3%	100
Avg monthly credit card expenditures: \$1,001+	19,889	8.4%	92
Did banking online in last 12 months	91,999	39.1%	111
Did banking on mobile device in last 12 months	28,134	11.9%	115
Paid bills online in last 12 months	107,074	45.5%	109

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	167,494	71.1%	100
Used bread in last 6 months	224,410	95.3%	100
Used chicken (fresh or frozen) in last 6 mos	160,422	68.1%	95
Used turkey (fresh or frozen) in last 6 mos	40,170	17.1%	93
Used fish/seafood (fresh or frozen) in last 6 months	125,601	53.3%	95
Used fresh fruit/vegetables in last 6 months	200,277	85.1%	98
Used fresh milk in last 6 months	212,933	90.4%	101
Used organic food in last 6 months	43,809	18.6%	94
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	70,971	30.1%	106
Exercise at club 2+ times per week	34,310	14.6%	113
Visited a doctor in last 12 months	177,289	75.3%	100
Used vitamin/dietary supplement in last 6 months	126,725	53.8%	100
<b>Home (Households)</b>			
Any home improvement in last 12 months	34,180	27.9%	101
Used housekeeper/maid/professional HH cleaning service in last 12	14,797	12.1%	92
Purchased low ticket HH furnishings in last 12 months	20,069	16.4%	105
Purchased big ticket HH furnishings in last 12 months	27,920	22.8%	108
Purchased bedding/bath goods in last 12 months	67,021	54.6%	103
Purchased cooking/serving product in last 12 months	30,756	25.1%	103
Bought any small kitchen appliance in last 12 months	29,563	24.1%	108
Bought any large kitchen appliance in last 12 months	16,376	13.3%	104
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	104,952	44.6%	103
Carry medical/hospital/accident insurance	155,273	65.9%	102
Carry homeowner insurance	111,513	47.4%	99
Carry renter's insurance	21,036	8.9%	121
Have auto insurance: 1 vehicle in household covered	42,186	34.4%	110
Have auto insurance: 2 vehicles in household covered	35,220	28.7%	102
Have auto insurance: 3+ vehicles in household covered	26,753	21.8%	99
<b>Pets (Households)</b>			
Household owns any pet	66,680	54.3%	102
Household owns any cat	30,828	25.1%	110
Household owns any dog	48,754	39.7%	100
<b>Psychographics (Adults)</b>			
Buying American is important to me	102,680	43.6%	101
Usually buy items on credit rather than wait	22,286	9.5%	83
Usually buy based on quality - not price	40,038	17.0%	95
Price is usually more important than brand name	63,711	27.1%	99
Usually use coupons for brands I buy often	43,663	18.5%	98
Am interested in how to help the environment	37,697	16.0%	96
Usually pay more for environ safe product	28,584	12.1%	96
Usually value green products over convenience	23,207	9.9%	97
Likely to buy a brand that supports a charity	81,310	34.5%	101
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	27,832	11.8%	106
Bought hardcover book in last 12 months	54,946	23.3%	104
Bought paperback book in last 12 month	84,440	35.9%	106
Read any daily newspaper (paper version)	64,558	27.4%	97
Read any digital newspaper in last 30 days	80,212	34.1%	109
Read any magazine (paper/electronic version) in last 6 months	216,762	92.1%	101

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	184,915	78.5%	104
Went to family restaurant/steak house: 4+ times a month	70,738	30.0%	105
Went to fast food/drive-in restaurant in last 6 months	216,037	91.8%	102
Went to fast food/drive-in restaurant 9+ times/mo	99,524	42.3%	104
Fast food/drive-in last 6 months: eat in	90,594	38.5%	106
Fast food/drive-in last 6 months: home delivery	19,077	8.1%	103
Fast food/drive-in last 6 months: take-out/drive-thru	121,498	51.6%	110
Fast food/drive-in last 6 months: take-out/walk-in	49,253	20.9%	107
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any e-reader/tablet	53,192	22.6%	107
Own any portable MP3 player	85,688	36.4%	108
HH owns 1 TV	25,565	20.8%	103
HH owns 2 TVs	33,712	27.5%	104
HH owns 3 TVs	26,194	21.3%	99
HH owns 4+ TVs	23,245	18.9%	96
HH subscribes to cable TV	64,319	52.4%	103
HH subscribes to fiber optic	6,660	5.4%	81
HH has satellite dish	27,933	22.8%	89
HH owns DVD/Blu-ray player	78,829	64.2%	104
HH owns camcorder	18,817	15.3%	98
HH owns portable GPS navigation device	34,885	28.4%	103
HH purchased video game system in last 12 mos	9,465	7.7%	84
HH owns Internet video device for TV	5,190	4.2%	97
<b>Travel (Adults)</b>			
Domestic travel in last 12 months	126,031	53.5%	107
Took 3+ domestic non-business trips in last 12 months	32,403	13.8%	111
Spent on domestic vacations in last 12 months: <\$1,000	32,413	13.8%	123
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	13,439	5.7%	95
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	8,815	3.7%	106
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	8,276	3.5%	92
Spent on domestic vacations in last 12 months: \$3,000+	13,116	5.6%	102
Domestic travel in the 12 months: used general travel website	16,629	7.1%	100
Foreign travel in last 3 years	53,946	22.9%	96
Took 3+ foreign trips by plane in last 3 years	8,313	3.5%	81
Spent on foreign vacations in last 12 months: <\$1,000	9,423	4.0%	95
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	6,037	2.6%	84
Spent on foreign vacations in last 12 months: \$3,000+	10,415	4.4%	90
Foreign travel in last 3 years: used general travel website	10,649	4.5%	83
Nights spent in hotel/motel in last 12 months: any	103,559	44.0%	106
Took cruise of more than one day in last 3 years	19,715	8.4%	96
Member of any frequent flyer program	38,448	16.3%	98
Member of any hotel rewards program	32,445	13.8%	98

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