

City of Shelley Urban Renewal Plan

For Shelley Urban Renewal Agency, (SURA)

Prepared By:

**Southeast Idaho Council of Governments, Inc. (SICOG)
Economic Development Division, 1998**

ACKNOWLEDGMENTS

THE MAYOR OF SHELLEY

Mayor Heber Hanson

SHELLEY CITY COUNCIL

Neil Andreason
Eric "Swede" Christensen

Bruce Crockett
Gary Hammer

SHELLEY URBAN RENEWAL AGENCY

Heber Hanson
Neil Andreason
Eric "Swede" Christensen

Bruce Crockett
Gary Hammer

ADMINISTRATORS

Southeast Idaho Council of Governments
Chuck Prince - Executive Director
Kathleen Lewis - Community Development Director
Lisa C. Matthews - Community Development Specialist

Attachments

- Attachment No. 1 Description of the Project Area and Revenue Allocation Area Boundaries
- Attachment No. 2 Revenue Allocation Area Map
- Attachment No. 3 Public Improvements, Costs, and Financing Methods and Economic Feasibility Study
- 3A Value of Property in the Revenue Allocation Area
- 3B Annual Revenue Allocations
- 3C Impact of Revenue Allocation Financing on Bingham County Taxing Entities Tax Code Area 2 Distribution Percentages Per 1997 Tax Levy Rates
- 3D Statement listing Proposed Public Improvements, an Economic Feasibility Study and Estimated Costs
- Attachment No. 4 City Council Resolution No. 98-02 Implementing the Statutory Criteria of and Empowering the Shelley Urban Renewal Agency, Making Certain Findings of Fact, and Determining the Area to Be a Deteriorated Area
- Attachment No. 5 Planning and Zoning Commission Resolution No. 01-98 Recommending that the Urban Renewal Plan Conforms to the City Comprehensive Plan for the City of Shelley, Approved, December 9, 1998.
- Attachment No. 6 City Council Ordinance No. 420 Approving the Urban Renewal Plan and Authorizing the City Clerk to Transmit a Copy of the Ordinance and Other Required Information to County and State Officials, Approved December 10, 1998; Date of Publication December 10, 1998.
- Attachment No. 7 Notice of Public Hearing

URBAN RENEWAL PLAN
FOR THE
DOWNTOWN PROJECT
SHELLEY URBAN RENEWAL AGENCY

I. (ss 100) INTRODUCTION

This is the Urban Renewal Plan (the "Plan") for the Downtown Project (the "Project") in the City of Shelley (the "City"), County of Bingham, State of Idaho, and consists of: the Description of the Project Area and Revenue Allocation Area Boundaries (Attachment No. 1); The Project Area, Revenue Allocation Area, and Land Use Map (Attachment No. 2); The Description of Properties Proposed for Acquisition (Attachment No. 3) the Acquisition Map (Attachment No. 4); and the statement of proposed Public Improvements, Costs, and Financing Methods and Economic Feasibility Study (Attachment No. 5) and Attachment Nos. 6 through 9, as listed on page iv hereto.

This Plan was prepared by the Shelley Urban Renewal Agency (the "Agency") pursuant to the State of Idaho's Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), the local Economic Development Act (Chapter 29, Title 50, Idaho Code), the Idaho Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of this Plan conforms to the Shelley Comprehensive Plan, adopted by the City Council as amended April 1998.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The purpose of the Urban Renewal Law will be attained through and the major goals of this Plan are:

- The elimination of environmental deficiencies in the Project Area, including, among others, inappropriate land uses, insanitary and unsafe conditions, and deteriorated and inadequate site improvements and public improvements, including certain streets, intersections, roadways, and lack of traffic signals.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign, and development of undeveloped areas which are improperly utilized.
- The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment, and economic growth.
- The provision of adequate land for street rights-of-way.
- The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located.
- The providing of opportunities for participation by owners and tenants in the revitalization of their properties.

A. [ss 101] Provisions Necessary to Meet State and Local Requirements

1. [ss 102] Conformance with State of Idaho Urban Renewal Law of 1965 as Amended

- a. The laws of the State of Idaho require that an Urban Renewal Plan be prepared by the Shelley Urban Renewal Agency for an area certified as an Urban Renewal Area by the Shelley City Council.

The Urban Renewal Area was certified by the City Council by Resolution on May 26, 1998.

- b. In accordance with the Idaho Urban Renewal Law of 1965, this Plan was submitted to the Planning Commission of the City of Shelley. After consideration of the Plan, the Commission filed a resolution with the City Council stating that this Plan is in conformity with the Comprehensive Plan, City of Shelley.
- c. Pursuant to the Idaho Urban Renewal Law of 1965, as amended, and the local Economic Development Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted this Plan on December 10, 1998, by Ordinance No. 420.

II. [ss 200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and the Revenue Allocation Area are described in the "Description of the Project Area and Revenue Allocation Area Boundaries." attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area and Land Use Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [ss 300] PROPOSED REDEVELOPMENT ACTIONS

A. [ss 301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements ;
3. The provision for participation by property owners and tenants within the Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. The provision for relocation assistance to displaced Project occupants, as required by law;
6. The installation, construction, or reconstruction of streets, traffic signals, utilities, parking facilities, and other public improvements, including, but not limited to, bike/pedestrian paths:

7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency ;
10. The assembly of adequate sites for the development and construction of commercial facilities;
11. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan, and to provide utilities to the development site.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [ss 302] Urban Renewal Plan Objectives

Urban Renewal action is necessary in the Project Area to combat problems of physical blight and traffic safety.

The Project Area consists of (45 blocks) of the commercial district, in the center of the City. The area is characterized by older development and a slow-growing tax base, inadequate street, curb and gutter, sidewalk and lighting; inadequate intersection; poorly maintained properties; inadequate pedestrian and bike path areas; inappropriate parcelization of land; undeveloped properties; and other deteriorating conditions.

Hence, the Urban Renewal Plan for the Project Area is a proposal for major street and sidewalk improvements, rehabilitation of deteriorating properties, intersection improvements, and pedestrian/bike path improvements to provide an improved environment for new and rehabilitated commercial facilities, eliminate unsafe conditions, and to otherwise prevent the extension of blight and deterioration in the area.

The streets to be improved and added, to be vacated, or relocated, will create additional access area for retail, commercial, office, or public use.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

Less than fee acquisition may be utilized by the Shelley Urban Renewal Agency when and if necessary to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvements shall be provided to facilitate adequate vehicular and pedestrian circulation.

C. [ss 303] Participation Opportunities and Agreement

1. [ss 304] Participation Agreements

The Agency may enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property. In that event, the Agency may allow for an existing or future owner of property to remove his property and/or structure from future Agency acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. Executed owner participation agreement to meet conditions described below.
- b. Any such property within the Project shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of ten (10) years.
- c. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Shelley or County of Bingham, as the case may be.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.
- e. Any new construction shall also conform to all applicable codes and ordinances of the City of Shelley or County of Bingham, as the case may be.

In such participation agreements: participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 307 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

D. [ss 305] Cooperation With Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area.

The Agency specifically intends to cooperate to the extent allowable with the City of Shelley for the construction of improvements throughout Downtown Shelley. The Agency and City may jointly consider a Local Improvement District for additional improvements to acquire right-of-way for such projects as they deem necessary.

The Agency and City may also enter into agreements providing for the financing of the public improvements to be constructed within the Project Area.

E. [ss 306] Property Acquisition

1. [ss 307] Real Property

Only as specifically authorized herein, the Agency may acquire, but is not required to acquire, real property located in the Project Area where it is determined that the property is needed for public

rights-of-way, including, but not limited to, improving (Pacific Street and its intersections) within the Project Area by any means authorized by law, including, but not limited to, the Idaho Urban Renewal Law and the local Economic Development Law. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee. Property that the Agency may acquire for public improvements and facilities is identified in Attachment Nos. 3 and 4.

Agency acquisition of any real property to assist any developer or owner participant attempting to assemble land for development within the Project Area, or to respond to an owner of property within the Project Area who wishes to convey title of such property to the Agency by any legal means, including by gift, shall be accomplished only following a formal amendment to this plan that will include a map exhibit identifying the property to be acquired, except that disposition of property acquired for right-of-way purposes not needed for use by the Agency may be disposed of for private redevelopment without any further necessary authority or plan amendment.

The Agency may acquire, but is not required to acquire, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. If said Agency needs to acquire property by any of the means listed above, the Plan will be amended to reflect said acquisition.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

2. [ss 308] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

F. [ss 309] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

G. [ss 310] Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may also undertake relocation activities for

those not entitled to benefit under federal law as the Agency may deem appropriate for which funds are available. In the event the Agency's activities result in the displacement of families within the area, the Agency shall relocate such displaced families into decent, safe, and sanitary dwelling accommodations without undue hardship to such families. The Agency will not participate in any private redevelopment activity which will result in displacement of families unless a method exists for the relocation of displaced families into decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.

H. [ss 311] Demolition, Clearance, and Building and Site Preparation

1. [ss 312] Demolition and Clearance

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [ss 313] Preparation of Building Sites

The Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, traffic signalization utilities, parks, playgrounds, parking facilities, and other public improvements necessary to carry out this Plan. The Agency is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for industrial, commercial, private, public, and other uses provided in this Plan. Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [ss 314] Property Disposition and Development

1. [ss 315] Real Property Disposition and Development

a. [ss 316] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code section 50-2011. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report shall be published by

the Agency in a newspaper of general circulation published in the community listing any rehabilitated property held by the Agency in excess of such three (3) year period, stating the reasons such property remains unsold and indicating plans for its disposition.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. [ss 317] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverted, conditions subsequent, equitable servitude's, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Bingham County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

The land and/or air rights and subterranean rights acquired by the Shelley Urban Renewal Agency will be disposed of subject to an agreement between the Agency and the Developers. The Developers (including owner/participants) will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit a Redevelopment Schedule

satisfactory to the Agency. Schedule revisions will be made only at the option of the Shelley Urban Renewal Agency.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors, and assigns agree:

- (1) That a plan and time schedule for the proposed development shall be submitted to the Shelley Urban Renewal Agency.
- (2) That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- (3) That the building of improvements will be commenced and completed as jointly scheduled and determined by the Shelley Urban Renewal Agency and the Developer(s).
- (4) That there will be no discrimination against any person or group of persons because of age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed; nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subleases, or vendees in the premises or any improvements erected, or to be erected thereon, therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Downtown Urban Renewal Project Area by the Shelley Urban Renewal Agency.
- (5) That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Urban Renewal Plan.
- (6) That a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale.
- (7) That consideration will be given to businesses the Project Area for lease or purchase of appropriate facilities.
- (8) That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of ten (10) years.

All such buildings or portions of buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Shelley.

c. [ss 318] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly owned building, facility, structure, or other improvement within the Project Area for itself or for any public body or entity.

The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Project Area for itself or for any public body or entity, public improvements and public utilities, including, but not limited to, the following: (1) street and highway intersections and bridges; (2) parks, plazas, and pedestrian/bike paths; (3) playgrounds; (4) parking facilities; (5) landscaped areas; (6) street improvements; (7) storm drain improvements; (8) water and sewer system improvements; and (9) traffic signalization.

The Agency may enter into contracts, leases, and agreements with the City or other public body or entity pursuant of this Section 318, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (2) (b) of Section 50- 2908 of the Local Economic Development Act and Section 504 of this Plan or out of any other available funds.

d. [ss 319] Development Plans

All development plans (whether public or private) prepared, pursuant to disposition and development or owner participation agreements, shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 420, infra.

2. [ss 320] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency .

J. [ss 321] Rehabilitation and Conservation

The Agency is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Project Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [ss 322] Participation With Private Development

Under the Idaho Urban Renewal Law the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Urban Renewal law if allowable under federal laws or regulations.

IV. [ss 400] USES PERMITTED IN THE PROJECT AREA

A. [ss 401] Redevelopment Plan Map and Development Strategy

The Description of the Project Area and Revenue Allocation Area Boundaries and Project Area and Land Use Map, attached hereto as Attachments Nos. 1 and 2 and incorporated by reference, describe the location of the Project Area Boundaries. The proposed land uses to be permitted in the Project for all land - public and private - are described in Attachment No. 2.

B. [ss 402] Designated Land Uses

1. [ss 403] Commercial Law

The areas shown in the Land Use Map for commercial uses shall be used for the commercial and service uses set forth and described in the City Zoning Ordinance referred to as the Community Commercial or Service Commercial District.

2. [ss 404] Industrial Uses

The areas shown in the Land Use Map for industrial uses shall be used for the light industrial uses set forth and described in the City Zoning Ordinance referred to as the Light Industrial District.

C. [ss 405] Other Land Uses

1. [ss 406] Public Rights-of-Way

The major public streets within the Project Area are U.S. Highway 91, Edwards Street, New Sweden Road by pass.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of Shelley regarding changes to dedicated rights-of way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this and the City's design standards; shall be effectuated in manner prescribed by state and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, transit facilities, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants and any participation agreements executed pursuant to [ss 304] of this Plan;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [ss 407] Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee; philanthropic, religious and charitable institution utilities; governmental facilities; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area

involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [ss 408] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Shelley City Code.

D. [ss 409] General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement or owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [ss 410] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

2. [ss 411] Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [ss 412] Limitation on Type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

4. [ss 413] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

5. [ss 414] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

6. [ss 415] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

7. [ss 416] Incompatible Uses

No use or structure which by reason of appearance, traffic smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

8. [ss 417] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

9. [ss 418] Subdivision of Parcels

Any parcel in the Project Area shall be subdivided only in compliance with the City subdivision ordinances.

10. [ss 419] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency thereunder shall not supersede any other approval required under City codes and ordinances.

E. [ss 420] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City of Shelley zoning ordinance regarding heights, setbacks, and other like standards.

In the case of property which is the subject of a disposition and development or participation agreement with the Agency, no new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

F. [ss 421] Off-Street Loading

Any development and improvements shall provide for off- street loading as required by the City ordinances as they now exist or are hereafter amended.

G. [ss 422] Off-Street Parking

All new construction in the area shall provide off-street parking as required by the City ordinances as they now exist or are hereafter amended.

H. [ss 423] Developer Contribution for Street Improvements

All developers of property within the Project Area shall also contribute that amount typically required by the City for curb, gutter, and sidewalk improvements, and the cost of those improvements shall be paid to the Agency or the developer shall construct said improvements at its own expense in compliance with all applicable City standards.

V. [ss 500] METHODS OF FINANCING THE PROJECT

A. [ss 501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain grants, advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any other funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project.

B. [ss 502] Revenue Bond Funds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

C. [ss 503] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available.

D. [ss 504] Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 1998. These revenue allocation provisions shall apply to all taxing districts in which is located the Revenue Allocation Area described on Attachment No. 1 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the urban renewal project.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code section 50-2903(11)(d)) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Shelley, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, as defined in Idaho Code section 50-2903, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code section 50-2905 is included in Attachment No. 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to modify the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board of Directors deems such modification necessary or convenient to general objects of the Plan.

The Agency has provided for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency has also provided for obtaining advances or loans from the City or private entity in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the

the Agency effectuate the improvements identified in Attachment No. 5 are completely constructed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment No. 5 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

VI. [ss 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- B. Amendment to the Comprehensive Plan and revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- C. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- D. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- E. Preservation of historical sites.
- F. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- G. Institution and completion of proceedings necessary the establishment of a local improvement district and/or business improvement district under Chapters 17 and 26, Title 50, Idaho Code.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

- I. Administration of Community Development Block Grant funds that may be made available for this Project.
- J. Appropriate City-Agency agreements for administration, supporting services, funding sources, and loans, grants, or other financing of the public improvements.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

VII. [ss 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City. The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [ss 800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for fifteen (15) years from the date of adoption of this Plan by the City Council.

IX. [ss 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 50-2008(e) of the Idaho Urban Renewal Law and Idaho Code Section 50-2906 of the Local Economic Development Act.

X. [ss 1000] SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

ATTACHMENTS

ATTACHMENT NO. 1

DESCRIPTION OF THE PROJECT AREA AND REVENUE ALLOCATION AREA
BOUNDARIES

The Revenue Allocation Area is an area consisting of approximately (50 blocks) enclosed within the following boundaries:

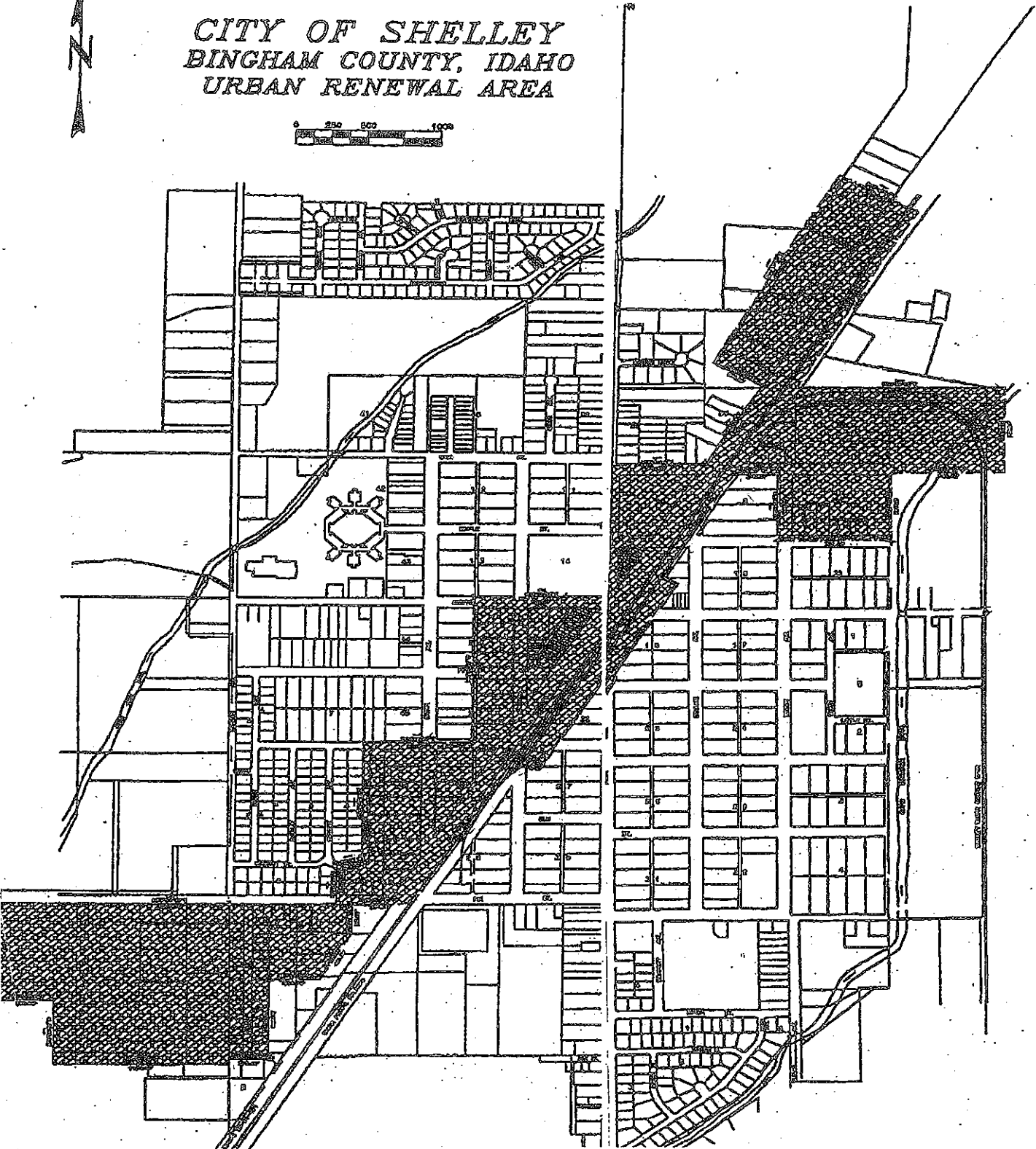
Legal Description Downtown
Urban Renewal Plan Area

Commencing at the West 1/4 corner of Section 28, Township 1 North, Range 37 East, Boise Meridian; thence along the section line S 00° 35'00" W, 2639.84 feet along the section line to the corner common to Section 28, 29, 32, and 33; thence West 15.74 feet; thence North 20.77 feet to the TRUE POINT OF BEGINNING; thence along the westerly side of Park Avenue, North 1250.89 feet to the north side of Oak Street; thence along the north side of Oak Street, East 715.69 feet to the westerly side of State Street; thence along the westerly side of State Street N 29°16'47" E, 813.43 feet; thence N 60°43'13" W, 414.05 feet; thence N 29°16'47" E, 1793.74 feet; thence S 60°43'13" E, 617.98 feet the easterly side of the East Idaho Railroad; thence along the easterly side of the railroad S 29°16'47" W, 1693.37 feet; thence East 1435.69 feet; thence South 763.84 feet; thence West 768.32 to the westerly side of Lincoln Avenue; thence along the westerly side of Lincoln Avenue South, 588.63 feet to the southerly side of Maple Street; thence West 781.05 feet to the westerly side of Milton Avenue; thence along the westerly side of Milton Avenue, North 588.63 feet to the southerly side of Oak Street; thence along to the southerly side of Oak Street, West 314.61 feet to the easterly side of the East Idaho Railroad; thence along the easterly side of the East Idaho Railroad S 29°16'47" W, 1046.12 feet; thence S 60°43'13" E, 100.00 feet to the easterly side of side of Spud Alley; thence along the easterly side of Spud Alley, S 29°16'47" W, 1963.83 feet; thence N 60°43'13" W, 204.78 feet to the easterly side of State Street; thence along the easterly side of State Street, S 29°16'47" W, 1466.17 feet to the southerly side of Fir Street; thence along the southerly side of Fir Street, West 391.31 feet; thence South 259.01 feet; thence S 29°16'47" W, 456.30 feet; thence West 355.13 feet; thence South 693.15 feet; thence West 275.00 feet; thence South 41.42 feet to the southerly side of Robald Avenue; thence West 1195.73 feet; thence North 550.04 feet; thence West 365.50 feet; thence North 841.55 feet to the southerly side of Fir Street; thence along the southerly side of Fir Street, East 2303.61 feet to the westerly edge of Edwards Avenue; thence along the westerly edge of Edwards Avenue the following three courses, north 333.46 feet; thence N 76°35'11" E, 184.88 feet; thence North 1023.14 feet to the northerly edge of Locust Avenue; thence along the northerly edge of Locust Avenue, East 739.45 feet to the westerly edge of an alley between Byron Avenue and Emerson Avenue; thence along the westerly edge of the alley, North 1269.18 feet to the northerly side of Center Street; thence along the northerly side of Center Street, East 951.30 feet to the POINT OF BEGINNING.

ATTACHMENT NO. 2

MAP OF THE SHELLEY DOWNTOWN REVENUE ALLOCATION AREA.

*CITY OF SHELLEY
BINGHAM COUNTY, IDAHO
URBAN RENEWAL AREA*



ATTACHMENT NO. 3

PUBLIC IMPROVEMENTS COSTS AND FINANCING METHODS
AND ECONOMIC FEASIBILITY STUDY

PUBLIC IMPROVEMENTS, COSTS, AND FINANCING METHODS

This presentation incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency may modify the presently anticipated project if the Board of Directors deems such modifications necessary to effectuate the Plan.

This Plan proposes certain public improvements, particularly the work to respond to the increased demand for these improvements resulting from the new apartment complex project and other new developments and to provide a proper environment for additional new development to be served by these improvements.

The focus of the presentation is how to finance the proposed improvements of water/sewer and street/utility improvements for the Revenue Allocation Area. The timing of these improvements will depend upon the availability of these funds.

The Agency may also undertake financing through the receipt funds from the City which will be reimbursed at an agreed upon term and interest rate, or through Community Development Block Grant Funds applied for through the Idaho Department of Commerce.

Attachment 3A, Value of Property in the Revenue Allocation Area lists estimated increases in tax assessments from the base year of 1997 for the Revenue Allocation Area. These increases are a result of new development and other reasons. The initial \$537,109 figure for 1997 does not include the Albertson's Project and other developments from 1998, while the figures from 1998 on are projections of anticipated development in response to the project and the proposed improvements.

Attachment 3B, Annual Revenue Allocations, illustrates how the Project's projected new developments will generate net revenue to the Agency.

ECONOMIC FEASIBILITY STUDY

This attachment with its various estimates and projections comprises such a study. Costs and revenues are analyzed, and the analysis shows the need for approximately \$1,336,000 in public improvements during the life of the project. Multiple financing sources are shown. Since estimated project revenues are sufficient to cover actual and projected costs, the conclusion is that the project is feasible.

Under the pay-as-you-go alternative discussed above, the work would be done over twenty (20) years. If other funding can be obtained, including an agreement with the City or a Community Development Block Grant from the Idaho Department of Commerce, the work could be done sooner. Under this alternative the entire Project could be completed within twenty years; hence, the conclusion is that the Project is feasible.

Attachment 3C, Impact of Revenue Allocation Financing on Bingham County Taxing Entities Tax Code Area 2 Distribution Percentages Per 1997 Tax Levy Rates, shows the estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation area is located. This attachment should be read in conjunction with Attachments 3A and 3B, which show how the revenue estimate was generated. In the event other funds, including federal funds, are received, the fiscal impact on the Agency should be reduced. Likewise, if revenue allocation funds are received in a greater amount over a shorter period of time, the Agency will be able to complete the project sooner, repay any of its debt obligations sooner, and thus allow the increase in assessed valuation and tax proceeds to insure to the benefit of the other taxing entities sooner. The information contained in Attachment 3C assumes actual and projected actions.

Attachment 3D, Statement Listing Proposed Public Improvements, an Economic Feasibility Study and the estimated costs and revenues for the life of the Project.

ATTACHMENT NO. 3A

VALUE OF PROPERTY IN THE REVENUE ALLOCATION AREA

The assessed value of the property in the defined Revenue Allocation Area is \$5,537,109 or 9% of the City of Shelley's Assessed Value of \$61,298,709.

ATTACHMENT NO. 3B

ANNUAL REVENUE ALLOCATION

Assessment Year	Tax Year	Estimated Value	Amount of change	Tax Levy Rate	Gross Change	School Payment	Net Revenue to Agency
1997	1998	\$5,537,109	\$0	.020030810	\$0	\$39,666	\$0
1998	1999	\$9,247,851	\$3,710,742	.020030810	\$74,329	\$66,248	\$47,748
1999	2000	\$9,432,808	\$1,844,957	.020030810	\$3,705	\$67,573	\$50,127
2000	2001	\$9,621,464	\$188,656	.020030810	\$3,779	\$68,924	\$52,554
2001	2002	\$9,813,894	\$192,429	.020030810	\$3,855	\$70,303	\$55,030
2002	2003	\$10,010,172	\$196,278	.020030810	\$3,932	\$71,709	\$57,556
2003	2004	\$10,210,375	\$200,203	.020030810	\$4,010	\$73,143	\$60,132
2004	2005	\$10,414,582	\$204,207	.020030810	\$4,090	\$74,606	\$62,760
2005	2006	\$10,622,874	\$208,292	.020030810	\$4,172	\$76,098	\$65,440
2006	2007	\$10,835,332	\$212,457	.020030810	\$4,256	\$77,620	\$68,173
TOTAL							\$519,519

ATTACHMENT NO. 3C

IMPACT OF REVENUE ALLOCATION FINANCING ON BINGHAM COUNTY
TAXING ENTITIES TAX CODE AREA 2, DISTRIBUTION PERCENTAGES
PER 1998 TAX LEVY RATES

Taxing Assessments within the Proposed URA Area Distribution Percentages per 1998 Tax Levy Rates Assuming 2% Annual Assessment Increase

WITHOUT URBAN RENEWAL AGENCY

Tax Year	Assessed Value	District #60	City of Shelley	Bingham	Library	Ambulance	Cemetery	Flood
1997	\$5,537,109	\$39,666	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35
1998	\$9,247,851	\$66,248	\$59,722	\$48,335	\$5,340	\$2,933	\$2,605	\$59
1999	\$9,432,808	\$67,573	\$60,917	\$49,301	\$5,447	\$2,992	\$2,658	\$60
2000	\$9,621,464	\$68,924	\$62,135	\$50,287	\$5,556	\$3,051	\$2,711	\$61
2001	\$9,813,894	\$70,303	\$63,378	\$51,293	\$5,667	\$3,112	\$2,765	\$62
2002	\$10,010,172	\$71,709	\$64,645	\$52,319	\$5,780	\$3,175	\$2,820	\$64
2003	\$10,210,375	\$73,143	\$65,938	\$53,365	\$5,896	\$3,238	\$2,877	\$65
2004	\$10,414,582	\$74,606	\$67,257	\$54,433	\$6,014	\$3,303	\$2,934	\$66
2005	\$10,622,874	\$76,098	\$68,602	\$55,521	\$6,134	\$3,369	\$2,993	\$67
TOTALS			\$548,353	\$443,794	\$49,033	\$26,930	\$23,923	\$539

WITH URBAN RENEWAL AGENCY

Tax Year	Assessed Value	District #60	City of Shelley	Bingham	Library	Ambulance	Cemetery	Flood	URA
1997	\$5,537,109	\$39,666	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$0
1998	\$9,247,851	\$66,248	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$47,748
1999	\$9,432,808	\$67,573	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$50,128
2000	\$9,621,464	\$68,924	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$52,556
2001	\$9,813,894	\$70,303	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$55,031
2002	\$10,010,172	\$71,709	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$57,557
2003	\$10,210,375	\$73,143	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$60,133
2004	\$10,414,582	\$74,606	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$62,761
2005	\$10,622,874	\$76,098	\$35,758	\$28,940	\$3,197	\$1,756	\$1,560	\$35	\$65,441
TOTAL			\$321,822	\$260,460	\$28,773	\$15,804	\$14,040	\$315	\$451,354

SHELLEY URBAN RENEWAL AGENCY

1997 Estimated Base Assessed Tax Value for URA = \$5,537,108

1998 Increases in Tax Assessment per Building Permit Value = \$3,600,00

Annual Tax Assessment Increase = 2%

Millage Rates

City of Shelley	.006457958
Bingham County	.005226568
North Bingham Library	.000577458
Ambulance	.000317151
Shelley Cemetery District	.000281738
Flood District #1	.000006350
SUBTOTAL	.012867223
School District #60	.007163587
TOTAL	.020030810

ATTACHMENT NO. 3D

PROJECTS IN THE DOWNTOWN IMPROVEMENT AREA

New Sweden Bypass Road

sewer line	2000'	\$100,000
water line	2000'	\$100,000
		Subtotal: \$200,000

Edwards Street

sewer line	1500'	\$75,000
water line	1500'	\$75,000
curb, gutter	1500'	\$18,000
sidewalk	1500'	\$18,000
		Subtotal: \$186,000

Apartment Complex

sewer line	2000'	\$100,000
water line	2000'	\$100,000
		Subtotal: \$200,000

New City Park

	\$50,000
Subtotal:	\$50,000

Downtown Revitalization

sidewalk, curb, gutter, lighting	\$700,000
Subtotal:	\$700,000

Total of Urban Renewal Projects **\$1,336,000**

UNIT PRICES FOR SHELLEY

- Sewer Transmission Line (installed in an existing street - complete) \$50.00 per foot
 - Add \$65,000 per lift station

- Water Main Line (installed in an existing street - complete) \$50.00 per foot
 - Add for wells and pumps \$60,000 to \$100,000
 - Wet Tap Existing water mains - \$1800 each up to 10"
 - Boring 50 feet under State Highway with Steel Casing add \$6,000 for 8" water main.

- Sidewalk - Concrete \$1.00 sq ft.
 - Preparation & sub-base \$1.00 sq ft.
 - Remove old sidewalk \$1.00 sq ft.

- Curb & Gutter (6 inch high curb face, 12 inch gutter, 6 inches thick, using forms) \$12.00 lineal foot.
 - Remove old curb & gutter \$2.00 lineal ft.
 - Asphalt Repair \$1.25 sq ft.

- Asphalt - remove & replace \$1.70 sq ft.

ATTACHMENT NO. 4

CITY COUNCIL RESOLUTION NO. 98-03 IMPLEMENTING THE STATUTORY CRITERIA OF AND EMPOWERING THE SHELLEY URBAN RENEWAL AGENCY, MAKING CERTAIN FINDINGS OF FACT, AND DETERMINING THE DOWNTOWN AREA TO BE A DETERIORATED AREA APPROVED, MAY 26, 1998.

RESOLUTION NO. 98-02

A RESOLUTION OF THE CITY OF SHELLEY, BINGHAM COUNTY, IDAHO, TO CREATE AN URBAN RENEWAL AGENCY WITHIN THE CITY AFTER FINDING THAT ONE OR MORE DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF, IS NECESSARY IN THE INTEREST OF PUBLIC SAFETY, HEALTH, MORALS OR WELFARE OF THE RESIDENTS OF THE CITY; AND THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; APPOINTING FIVE MEMBERS TO SAID AGENCY, DESIGNATING ONE APPOINTEE TO SERVE AS CHAIRPERSON; AND DIRECTING SAID AGENCY TO PREPARE LEGAL DESCRIPTIONS OF PROPOSED URBAN RENEWAL AREAS AND A PLAN FOR RENEWAL AND A PLAN TO CREATE A REVENUE ALLOCATION AREA.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SHELLEY, IDAHO, THAT:


- I. The Mayor and Council do make the following findings of fact:
 - A. That there exists in the City one or more deteriorated or deteriorating areas, as defined by Idaho Code 50-2018(I); and
 - B. That rehabilitation, conservation, redevelopment, or a combination thereof of such area or areas is necessary in the interest of public safety, public health, morals or welfare of the residents of the City; and
 - C. That there is need for an urban renewal agency to function in the City.
- II. Based upon the above stated Finding of Facts, the Mayor and Council do hereby:
 - A. Create the Shelley Urban Renewal Agency (SURA), pursuant to I.C. 50-2006 and
 - B. Appoints five persons as Commissioners of said agency; and sets their respective terms of office, to wit:

Eric R. Christensen	2 yrs.
Heber J. Hansen	2 yrs.
Gary Hammer	3 yrs.
Neil Andreason	3yrs.
I. Bruce Crockett	3 yrs.; and
 - C. Designates and appoints Heber J. Hansen as Chairperson of said agency for 1 year.

- III. The Mayor and Council do hereby direct the SURA to:
 - A. Prepare legal descriptions of proposed urban renewal areas; and
 - B. Prepare a plan for their renewal; and
 - C. Propose a revenue allocation area to provide for financing the rehabilitation of urban renewal areas; and
 - D. Submit all legal descriptions, plans and proposed areas to the Mayor and Council.

PASSED AND APPROVED by the Council and signed by the Mayor this 26th day of May, 1998.

CITY OF SHELLEY,



 Heber J. Hansen, Mayor

ATTEST:



 Sandy Hanson, City Clerk/Treasurer

ATTACHMENT NO. 5

PLANNING AND ZONING COMMISSION RESOLUTION NO. 01-98 RECOMMENDING
THAT THE DOWNTOWN URBAN RENEWAL PLAN CONFORMS TO THE CITY
COMPREHENSIVE PLAN FOR THE CITY OF SHELLEY, APPROVED DECEMBER 9, 1998

RESOLUTION NO. 01-98**OF THE SHELLEY PLANNING AND ZONING COMMISSION RELATING TO
THE DOWNTOWN URBAN RENEWAL PLAN FOR THE CITY OF SHELLEY**

WHEREAS, the Shelley Urban Renewal Agency ("Agency") has submitted a proposed Urban Renewal Plan entitled Downtown Urban Renewal Plan, City of Shelley (the "Plan") to the City of Shelley and the City Council, through the Mayor, referred the Plan to the Shelley Planning and Zoning Commission for review and recommendations concerning the conformity of said Plan with the Comprehensive Plan, known as the Comprehensive Plan of the City of Shelley; and

WHEREAS, the staff of the Shelley Planning and Zoning Commission has reviewed said Plan and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, the Shelley Planning and Zoning Commission met on December 9, 1998, to consider the Plan; and

WHEREAS, the Shelley Planning and Zoning Commission has reviewed said Plan in view of the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHELLEY, IDAHO:

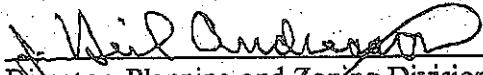
Section 1: That the Plan, submitted by the Shelley Urban Renewal Agency and referred to this Commission by the City Council for review, in all respects is in conformity with the Comprehensive General Plan.

Section 2: that the Director of the Planning and Zoning Division be and hereby is authorized and directed to provide the Shelley City Council with a certified copy of this Resolution relating to said Plan..

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

Passed by the Planning and Zoning Commission of the City of Shelley, Idaho, this 9th day of December, 1998.


Chairman, Planning and Zoning Commission


Director, Planning and Zoning Division

ATTACHMENT NO. 6

CITY COUNCIL ORDINANCE NO. 420 APPROVING THE URBAN RENEWAL PLAN
AND AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THE ORDINANCE
AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS,
APPROVED DECEMBER 10, 1998, DATE OF PUBLICATION DECEMBER 10, 1998.

ORDINANCE NO. 420

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHELLEY, IDAHO APPROVING THE URBAN RENEWAL PLAN WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Shelley Urban Renewal Agency (hereinafter has embarked on an Urban Renewal Project to redevelop the City of Shelley pursuant to the Idaho Urban Renewal Act of 1965, as amended, Chapter 20, title 50, Idaho Code (the "Urban Renewal Act"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the "Economic Development Act" "Agency") portion of;

WHEREAS, by Resolution No.98-02, dated May 20, 1998, the City of Shelley created an Urban Renewal Agency, pursuant to Chapter 20, Title 50, Idaho Code, and by the same Resolution appointed Commissioners of the Agency.

WHEREAS, on behalf of the Agency, the Southeast Idaho Council of Governments (hereinafter the "Consultant"), examined the designated area for the purpose of determining whether such area is deteriorated or deteriorating area as defined under Idaho Code Section 50-2018(h) and 50-2903(6)(b);

WHEREAS, the Consultant performed such examination and submitted its report dated May 24, 1998, to the Agency;

WHEREAS, pursuant to Idaho Code Section 50-2008, renewal project may not be planned or initiated unless the governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency, on May 26, 1998, adopted a Resolution accepting the Report and authorizing the Chairman of the Agency to transmit the Report to the Shelley City Council requesting its consideration for designation of an urban renewal area and requesting that the Council direct the Agency to prepare an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the City Council, on May 26, 1998, adopted a Resolution, a copy of which is attached hereto as Exhibit A, that found and declared:

- a. the described area in the Report deteriorated or deteriorating area existing Shelley, Idaho, as defined by Chapters 20, and 29, Title 50, Idaho Code, as amended;
- b. there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of said Chapters 20 and 29, Title 50, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan; and
- c. the area identified in the Report is determined as a deteriorated or deteriorating area, or a combination thereof, and such area is designated as appropriate for an urban renewal project, such findings complying with the provisions of Idaho Code, Section 50-2008(a).

WHEREAS, on May 26, 1998, the Agency passed a Resolution proposing the Urban Renewal Plan, which is attached hereto as Attachment B (hereinafter the Agency has by letter of transmittal submitted the Plan).

WHEREAS, the Mayor and City Council of Shelley; at a meeting held December 9, 1998, the Shelley Planning and Zoning Commission considered the Plan and found by Resolution that the Plan is in all respects in conformity with the Comprehensive Plan for the City of Shelley, hereinafter the "Comprehensive Plan"; a copy of the Resolution is attached as Attachment C.

WHEREAS, notice of the public hearing of the plan was caused to be published in The Pioneer, December 10, 1998, a copy of said notice being attached hereto as Attachment D.

WHEREAS, the project area which is predominantly non-residential in character is to be redeveloped for predominantly non-residential uses under the Plan;

WHEREAS, the Legislature of the state of Idaho has enacted the Economic Development Act authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of their urban renewal plan:

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision;

WHEREAS, the Plan authorizes certain projects to be financed by revenue allocation bonds and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906;

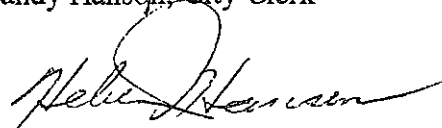
WHEREAS, it is necessary and in the best interest of the citizens of the City of Shelley, Idaho to adopt the Plan, including revenue allocation financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the downtown Shelley area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the urban renewal area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Shelley and to further public purposes of the Agency.

THEREFORE, the "Urban Renewal Plan, for the Downtown Project, Shelley Urban Renewal Agency" is hereby adopted by this ordinance.

Effective this 10th day of December, 1998.

ATTEST:


Sandy Hanson, City Clerk


Heber J. Hansen, Mayor

ATTACHMENT NO. 7

NOTICE OF PUBLIC HEARING

ORDINANCE NO. 514 Amended
CITY OF SHELLEY

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF SHELLEY, APPROVING AN AMENDMENT TO THE URBAN
RENEWAL PLAN FOR THE SHELLEY URBAN RENEWAL AREA.
AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS
ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY, STATE
AND OTHER OFFICIALS; PROVIDING FOR A LIMITATION ON ACTIONS
AGAINST THE PLAN AFTER 30 DAYS FROM THE EFFECTIVE DATE OF
THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES;
PROVIDING FOR SEPARABILITY; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Shelley Development Authority (hereafter the "Agency") was established on December 10, 1998, by Resolution No. 01-98 of the City Council of the City of Shelley (Exhibit "A", attached hereto); and

WHEREAS, on May 26, 1998, the City Council of the City of Shelley (The "City"), by Resolution No. 98-02 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project, said area to be known as the Shelley Urban Renewal Area (The "Project Area") (Exhibit "B", attached hereto); and,

WHEREAS, on August 30, 2007, the Agency met and considered an Amendment (hereinafter the "Amendment") to the Shelley Urban Renewal Plan for said Project Area (hereafter the "Plan") and by unanimous vote adopted its recommending to City Council the adoption of the Amendment to the Plan (Exhibit "C", attached hereto); and,

WHEREAS, on August 30, 2007, the Shelley Planning and Zoning Commission reviewed the Amendment and has approved the Amendment as being in conformity with the City's Comprehensive Plan (See minutes of the City's Planning and Zoning Commission attached hereto as Exhibit "D"); and,

WHEREAS, on September 12, 2007, the Notice of Public Hearing was published in the Shelley Pioneer, the official newspaper for public notice in the City, and also was sent to the governing bodies of Bingham County Assessor, Shelley Cemetery District;; Ambulance District, North Bingham County Library; Flood District #1, and School District No. 60, setting the date for a public hearing to be held on Tuesday October 23, 2007, at 7:30 p.m., at the Shelley City Hall, for consideration of the adoption of the Amendment to the Plan (See Exhibits "E" and "F", attached hereto): and,

WHEREAS, on October 23, 2007, at 7:30 p.m., the Shelley City Council held a public hearing on consideration of the adoption of the Plan; and,

WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,

WHEREAS, the Amendment to the Plan presented by the Agency contains a modified revenue allocation financing provision; and,

WHEREAS, as required by applicable law, the Plan (including the Amendment) contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the public hearing and meeting of the City Council:

- (a) a statement of the objectives of the municipality in undertaking the urban renewal project;
- (b) an estimate of the cost of the urban renewal project;
- (c) the sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (d) the amount of bonded or other indebtedness to be incurred;
- (e) the duration of the project's existence;
- (f) a description of the revenue allocation area; and,
- (g) a statement of the estimated impact of revenue allocation financing on all taxing districts within the Revenue Allocation Area.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City to adopt the Amendment, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Plan (as amended) in order: to encourage private development in the Project Area; to prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their

common tax base; to encourage private investment in the area and to further the public purposes of the Agency.

BE IT ORDAINED BY THE MAYOR AND
COUNCIL OF THE CITY OF SHELLEY,
IDAHO:

SECTION 1. That it is hereby found and
determined that:

- (a) The Project Area as defined in the Resolution No. 98-02, continues to be deteriorated or a deteriorating area as defined in the act and qualifies as an eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the Project Area and City of Shelley; and,
- (b) There continues to be a need for the Agency to function in the Project Area and the City of Shelley.

SECTION 2. That there is not expected to be any displacement of persons or families within the Project Area.

SECTION 3. That the said Amendment to the Plan conforms to the Comprehensive Plan of the City of Shelley, Idaho.

SECTION 4. That the said Plan (as amended by the Amendment) gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

SECTION 5. That said Plan (as amended by the Amendment) affords maximum opportunity, consistent with the

sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

SECTION 6. That the City Council finds that the Project Area and Revenue Allocation Area (as amended by the Amendment) do not consist of predominately open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. Provided, however, that the City Council does find that if portions of the Project Area and Revenue Allocation Area are deemed "open land" the criteria set forth in the Act and Title 50, Chapter 20, Idaho Code, as amended, have been met, and that the City Council finds that there is a shortage of housing of sound standards and design which is decent, safe and sanitary existing in the Project Area and the City and that one of the Plan objectives, to increase the residential opportunity to include affordable housing, does meet the sound needs of the City for housing and will provide housing opportunity in an area that does not now contain such opportunity, and that the portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, in accordance with the Act and the objectives of the Comprehensive Plan to overcome economic disuse, outmoded street patterns, the need for improved traffic patterns and the need for improved infrastructure and facilities in the area.

SECTION 7. That the Amendment to the Plan, a copy of

which is attached hereto and marked as Exhibit "C" and made a part hereof by attachment, be and the same hereby is approved.

SECTION 8. That upon the effective date of this Ordinance, the city Clerk is authorized and directed to transmit to the county Auditor and Tax Assessor of Bingham County, and to the appropriate officials of (list taxing districts), and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, as amended, and a map or plat indicating the boundaries of the Revenue Allocation Area, as amended.

SECTION 9. The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Amendment to the Plan includes that portion of the Project Area, the equalized assessed valuation of which the Council hereby determines in and as part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 10. No direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

SECTION 11. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the Full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same hereby is, dispensed with, and accordingly, this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to October 23, 2007, to the extent

permitted by Title 50, Chapter 29,
Idaho Code, as amended.


SECTION 12. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL December 29, 2009

SIGNED BY THE MAYOR December 29, 2009


MAYOR

ATTEST: 
CITY CLERK

PUBLISH: January 6, 2010 (By Summary)

RESOLUTION NO. 01-98

OF THE SHELLEY PLANNING AND ZONING COMMISSION RELATING TO
THE DOWNTOWN URBAN RENEWAL PLAN FOR THE CITY OF SHELLEY

WHEREAS, the Shelley Urban Renewal Agency ("Agency") has submitted a proposed Urban Renewal Plan entitled Downtown Urban Renewal Plan, City of Shelley (the "Plan") to the City of Shelley and the City Council, through the Mayor, referred the Plan to the Shelley Planning and Zoning Commission for review and recommendations concerning the conformity of said Plan with the Comprehensive Plan, known as the Comprehensive Plan of the City of Shelley; and

WHEREAS, the staff of the Shelley Planning and Zoning Commission has reviewed said Plan and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, the Shelley Planning and Zoning Commission met on December 9, 1998, to consider the Plan; and

WHEREAS, the Shelley Planning and Zoning Commission has reviewed said Plan in view of the Comprehensive Plan.


NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHELLEY, IDAHO:

Section 1: That the Plan, submitted by the Shelley Urban Renewal Agency and referred to this Commission by the City Council for review, in all respects is in conformity with the Comprehensive General Plan.

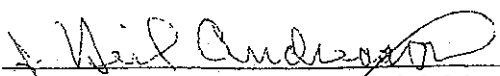
Section 2: that the Director of the Planning and Zoning Division be and hereby is authorized and directed to provide the Shelley City Council with a certified copy of this Resolution relating to said Plan.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

Passed by the Planning and Zoning Commission of the City of Shelley, Idaho, this 9th day of December, 1998.



Chairman, Planning and Zoning Commission



Director, Planning and Zoning Division

RESOLUTION NO. 98-02

A RESOLUTION OF THE CITY OF SHELLEY, BINGHAM COUNTY, IDAHO, TO CREATE AN URBAN RENEWAL AGENCY WITHIN THE CITY AFTER FINDING THAT ONE OR MORE DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF, IS NECESSARY IN THE INTEREST OF PUBLIC SAFETY, HEALTH, MORALS OR WELFARE OF THE RESIDENTS OF THE CITY; AND THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; APPOINTING FIVE MEMBERS TO SAID AGENCY, DESIGNATING ONE APPOINTEE TO SERVE AS CHAIRPERSON; AND DIRECTING SAID AGENCY TO PREPARE LEGAL DESCRIPTIONS OF PROPOSED URBAN RENEWAL AREAS AND A PLAN FOR RENEWAL AND A PLAN TO CREATE A REVENUE ALLOCATION AREA.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SHELLEY, IDAHO, THAT:

- I. The Mayor and Council do make the following findings of fact:
 - A. That there exists in the City one or more deteriorated or deteriorating areas, as defined by Idaho Code 50-2018(I); and
 - B. That rehabilitation, conservation, redevelopment, or a combination thereof of such area or areas is necessary in the interest of public safety, public health, morals or welfare of the residents of the City; and
 - C. That there is need for an urban renewal agency to function in the City.
- II. Based upon the above stated Finding of Facts, the Mayor and Council do hereby:
 - A. Create the Shelley Urban Renewal Agency (SURA), pursuant to I.C. 50-2006 and
 - B. Appoints five persons as Commissioners of said agency; and sets their respective terms of office, to wit:

<u>Eric R. Christensen</u>	2 yrs.
<u>Heber J. Hansen</u>	2 yrs.
<u>Gary Hammer</u>	3 yrs.
<u>Neil Andreason</u>	3yrs.
<u>I. Bruce Crockett</u>	3 yrs.; and


- C. Designates and appoints Heber J. Hansen as Chairperson of said agency for 1 year.

III. The Mayor and Council do hereby direct the SURA to:

- A. Prepare legal descriptions of proposed urban renewal areas; and
- B. Prepare a plan for their renewal; and
- C. Propose a revenue allocation area to provide for financing the rehabilitation of urban renewal areas; and
- D. Submit all legal descriptions, plans and proposed areas to the Mayor and Council.

PASSED AND APPROVED by the Council and signed by the Mayor this 20th day of May, 1998.

CITY OF SHELLEY,



Heber J. Hansen, Mayor

ATTEST:



Sandy Hanson, City Clerk/Treasurer

SHELLEY PLANNING AND ZONING BOARD
Meeting Minutes
8/30/2007

Members Present: Jordan Smith; Joyce Killpack; Rich Eaton; Gregg Nelson; Jordan Smith.

Guests: Kathleen Lewis (SICOG); Wesley Cook (Forsgren Associates); Diane Mickelsen; Becky Coates; Kurt Coates; Earl Beattie; John Lent (liaison for the City of Shelley)

The meeting was called to order at 8:25 p.m. by Chairperson Jordan Smith. Roll Call and introductions were made.

Chairperson Smith turned the time over to Kathleen Lewis of SICOG and Wesley Cook of Forsgren Associates engineering firm. Ms. Lewis reviewed the purpose and function of the Urban Renewal Agency. She discussed with the board the fact that there was a request to change the boundaries of the existing district. Wesley Cook of Forsgren Associates distributed a map that indicated the current boundaries of the Area and the suggested changes. He also handed out a copy of the legal description of the new boundary.

There was discussion about the need to change the boundaries to include additional business area into the urban renewal area. Members voiced support for the suggested change.

A motion was made by Rich Eaton to recommend that the Shelley City Council proceed with the process to amend the Revenue Allocation Area boundaries to incorporate the attached Description of the Project Area as the new boundaries of the Revenue Allocation Area. Motion seconded by Joyce Killpack. Motion carried unanimously.

Meeting was adjourned

SHELLEY URBAN RENEWAL AGENCY
Meeting Minutes
8/30/2007

Members Present: Diane Mickelsen; Becky Coates; Kurt Coates; Earl Beattie; John Lent (liaison for the City of Shelley)
Guests: Kathleen Lewis (SICOG); Wesley Cook (Forsgren Associates); Jordan Smith; Joyce Killpack; Rich Eaton; Gregg Nelson; Jordan Smith.

The meeting was called to order at 8:15 p.m. by Chairperson Diane Mickelsen.
Roll Call and introductions were made.

Chairperson Mickelsen turned the time over to Kathleen Lewis of SICOG and Wesley Cook of Forsgren Associates engineering firm. Ms. Lewis reviewed the purpose and function of the Urban Renewal Agency. She discussed with the board the fact that there was a request to change the boundaries of the existing district. Wesley Cook of Forsgren Associates distributed a map that indicated the current boundaries of the Area and the suggested changes. He also handed out a copy of the legal description of the new boundary.

There was discussion about the need to change the boundaries to include additional business area into the urban renewal area. Members voiced support for the suggested change.

A motion was made by Becky Coates to recommend to the Shelley Planning and Zoning Commission that the boundaries of the Revenue Allocation Area be amended as described in the attached description of the Project Area of the Urban Renewal. Motion seconded by Earl Beattie. Motion carried unanimously.

Meeting was adjourned

Southeast Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCarmon
Pocatello
Arimo

October 5, 2007

Shelley School District
545 Seminary Avenue
Shelley, ID 83274

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

ONEIDA COUNTY
Malad

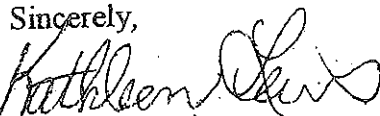
Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

Sincerely,

JAPANESE AMERICAN
CITIZENS LEAGUE


Kathleen Lewis
Executive Director

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

Southwest Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCammon
Pocatello
Arimo

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

ONEIDA COUNTY
Malad

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

JAPANESE AMERICAN
CITIZENS LEAGUE

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

October 5, 2007

Shelley Cemetery District
1215 North 950 East
Shelley, ID 83274

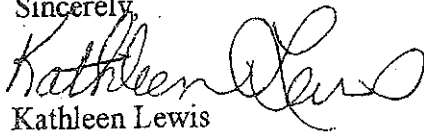
This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

Sincerely,



Kathleen Lewis
Executive Director

Enclosures

Southeast Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCammon
Pocatello
Arimo

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

ONEIDA COUNTY
Malad

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

JAPANESE AMERICAN
CITIZENS LEAGUE

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

October 5, 2007

North Bingham County District Library
194 W. Locust
Shelley, ID 83274

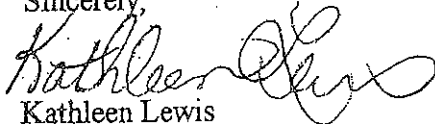
This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

Sincerely,



Kathleen Lewis
Executive Director

Enclosures

Southeast Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCammon
Pocatello
Arimo

October 5, 2007

Flood Control District
% David Swager
3817 East 200 North
Rigby, ID 83442

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

ONEIDA COUNTY
Malad

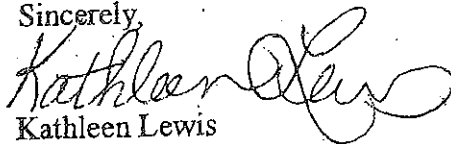
Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

JAPANESE AMERICAN
CITIZENS LEAGUE

Sincerely,



Kathleen Lewis
Executive Director

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

Enclosures

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

Southwest Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCammon
Pocatello
Arimo

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

ONEIDA COUNTY
Malad

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

JAPANESE AMERICAN
CITIZENS LEAGUE

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

October 5, 2007

Ambulance District
501 North Maple #204
Blackfoot, ID 83221

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

Sincerely,



Kathleen Lewis
Executive Director

Enclosures

Southwest Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCarrmon
Pocatello
Arimo

October 5, 2007

Ronald Simmons
Bingham County Assessor
501 North Maple #305
Blackfoot, ID 83221

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

BINGHAM COUNTY
Aberdeen
Atomic City
Basall
Blackfoot
Firth
Shelley

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205
(208) 233-4032 ext. 26

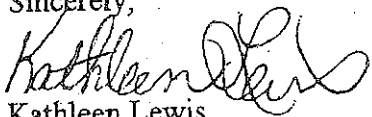
ONEIDA COUNTY
Malad

Or
Sandy Gaydusek, City Clerk
City of Shelley
101 S. Emerson
Shelley, ID 83274
(208) 357-3390

POWER COUNTY
American Falls
Rockland

IDAHO MIGRANT
COUNCIL

JAPANESE AMERICAN
CITIZENS LEAGUE

Sincerely,

Kathleen Lewis
Executive Director

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

Enclosures

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

Southwest Idaho Council of Governments, Inc.

P.O. Box 6079
Pocatello, Idaho 83205-6079
Phone: (208) 233-4032
Fax: (208) 233-4841

BANNOCK COUNTY
Chubbuck
Downey
Inkom
Lava Hot Springs
McCammon
Pocatello
Arimo

September 5, 2007

Shelley Pioneer
P.O. Box 10
Shelley, ID 83274

BEAR LAKE COUNTY
Bloomington
Georgetown
Montpelier
Paris
St. Charles

Please publish the enclosed public hearing notice for the week of September 10, 2007.

BINGHAM COUNTY
Aberdeen
Atomic City
Basalt
Blackfoot
Firth
Shelley

Send bill and affidavit of publication to:

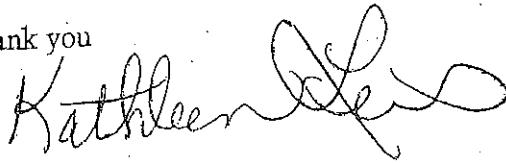
Kathleen Lewis
SICOG
P.O. Box 6079
Pocatello, ID 83205

CARIBOU COUNTY
Bancroft
Grace
Soda Springs

(208) 233-4032 ext. 26

FRANKLIN COUNTY
Clifton
Dayton
Franklin
Oxford
Preston
Weston

Thank you

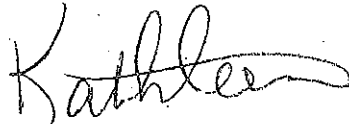


ONEIDA COUNTY
Malad

POWER COUNTY
American Falls
Rockland

Sandy
FYI

IDAHO MIGRANT
COUNCIL



JAPANESE AMERICAN
CITIZENS LEAGUE

NATIONAL ASSOCIATION
FOR THE ADVANCEMENT
OF COLORED PEOPLE

POCATELLO CENTRAL
LABOR COUNCIL

THE SHOSHONE
BANNOCK TRIBES

ECONOMIC & COMMUNITY
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

NOTICE OF PUBLIC HEARING

Place: City of Shelley Council Chambers
101 S. Emerson Ave. Shelley, Idaho 83274

Subject: Amendment to the Shelley Urban Renewal District Downtown Improvement Plan

Notice is hereby given by the Shelley City Council that an amendment to the Shelley Urban Renewal District's Downtown Improvement Plan has been proposed by the Shelley Urban Renewal Authority for consideration by the council, and that the proposed amendment would affect the allocation of funds already noted in the Plan to include revision of the geographic boundaries of the Urban Renewal Area and additional improvement projects in the Plan.

A Public Hearing will be held by the Shelley City Council pursuant to Section 50-2008 of the Idaho Code, at 7:30 p.m. on Tuesday October 23, 2007 at the Shelley City Council Chambers for the purpose of obtaining public comment on the proposed plan amendment.

The general scope of the proposed plan amendment includes revision of the geographic boundaries and cost estimates for improvements in the new areas of the District. This is an allowable activity of urban renewal districts, as noted in Section 50-2007(b) of the Idaho Code.

At the close of the hearing the Shelley City Council may consider adoption of an ordinance implementing the plan amendment(s).

Comments or questions may be directed to: Sandy Gaydusek, City Clerk 101 S. Emerson, Shelley, ID. 83274, (208) 357-3390.

City of Shelley, Idaho
2007 Shelley Urban Renewal Plan
Revised 7-2-08

Commencing at the West 1/4 corner of Section 28, Township 1 North, Range 37 East, Boise Meridian;

thence along the Section line S00°09'41"W, 2637.39 feet along the section line to the corner common to Section 28,29,32, and 33;

thence N89°51'42"W 67.50 feet; thence N00°52'05"E 47.32 feet to the **True Point of Beginning**;

thence along the westerly side of Park Avenue, N00°52'05"E 1254.14 feet to the North side of Oak Street;

thence along the North right of way of Oak Street, East 563.49 to the Southeast corner of Lot 1, Block 2 Mallard's Subdivision;

thence North along the East line of the Mallard Plat 362.00 feet;

thence continue along the East line of said Mallard Plat, East 133.00 feet;

thence continue North 574.93 feet to a point on the East line of Kirkam Addition Plat;

thence S60°38'55"E 87.16 feet;

thence N29°58'16"E 505.26;

thence N 29°24'09"E 2134.17 feet ;

thence N82°59'07"E 480.55 feet to a point S29°27'56"W 825.31 feet from the intersection of the Northwesterly right of way of State Street and the North line of said Section 28;

thence N82°59'07"E 124.37 to the Easterly right of way of State Street;

thence along said easterly right of way of State Street S29°27'56"W 2793.19;

thence S60°32'04"E 147.50 feet to the easterly right of way of East Idaho Railroad;

thence S75°36'14"E 291.34 feet;

thence N13°59'09"E 175.83 feet to the center of an existing road;

thence along the said road N76°33'59"W 94.40 feet;

thence N74°28'01"W 145.78 feet to the Easterly right of way of said East Idaho Railroad;

thence along said Easterly right of way of said East Idaho Railroad N 29°35'32"E 433.85 feet;

thence S83°24'43"E 870.34 feet;

thence S25°58'51" W 500.57 feet;

thence S77°47'57" E 322.00 feet to the center Section line of Section 28;

thence along said Section line N00°39'53"E 491.34 feet;

thence S89°24'17"E 212.27 feet to the westerly toe of an irrigation canal;

thence along said canal toe the following ten (10) courses:

S75°52'17"W 38.05 feet;

S19°47'06"W 18.50 feet;

S42°10'04" E 31.97 feet;

S12°46'18"W 169.16 feet;

S13°11'42"W 139.75 feet;

S15°57'03"W 161.75 feet;

S16°27'35"W 20.09 feet;

S33°58'52"W 54.82 feet;

S26°52'59"W 106.70 feet to a point N00°40'14"E 1809.18 feet along the center section line from the SW 1/4 of Section 28;

thence continue along said toe S28°35'30"W 127.91 feet;

thence leaving said toe S00°40'14"W 35.02 feet;

thence S33°48'12"W 37.59 feet;

thence S39°56'52"W 58.94 feet to a point on a curve;

thence along said curve, to the left a distance of 578.08 feet, said curve having a radius of 548.68 feet, a central angle of 60°21'54" and a chord that bears N59°53'09"W 551.71 feet;

thence S89°55'57"W 395.83 feet to a point of curvature;

thence along said curve to the left a distance of 365.84 feet, said curve having a radius of 791.56 feet, a central angle of 26°28'51" and a chord that bears S76°41'32"W 362.59 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 28;

thence S00°00'00" W 474.38 to North line of Amended Rowley Addition;

thence N89°22'25"W 227.22 to the Northeast corner of Lot 1, Block 1 of said Rowley Addition;

thence S29°45'51"W 362.61 feet along East line of Lots 1 through 4, Block 1 said Rowley Addition to the North side of Oak Street;

thence S40°07'25" W 64.69 to the Northeast corner of Lot 1, Block 2 of said Rowley Addition;

thence S00°08'29"W 135.84 feet to the Southeast corner of said Lot 1;

thence S89°52'56"W 190.68 feet to the easterly side of East Idaho Railroad;

thence S29°40'35"W; 144.02 feet to the North right of way of Maple Street;

thence East 55.19 feet to a point on the North right of way of Maple Street and the Northerly projection of the East right of way of Holms Avenue;

thence along said East right of way, South 858.00 feet to the Easterly extension of the South line of Lot 1, Block 18, Town of Shelley;

thence along the Easterly extension of said Lot 1, West 249.00 feet;

thence South 60.00 feet;

thence West 54.35 feet;

thence South 72.00 feet;

thence West 49.65 feet to the Southeast corner of Lot 3 of said Block 18;

thence South 363.00 feet to the South right of way of Pine Street;

thence along said right of way, West 274.00 feet to the East right of way of Park Avenue;

thence along said right of way South 627.00 feet to the South right of way of Locust Street;

thence along said South right of way, West 353.00 feet to the Easterly right of way of an alley between Park Avenue and Emerson Avenue;

thence along said right of way, South 396.00 feet to the Southwest corner of Lot 5, Block 27;

thence West 373.00 feet to the West side of Emerson Avenue;

thence along the West side of Emerson, North 92.53 feet to the Easterly right of way of the East Idaho Railroad;

thence N60°43'13"W 133.00 feet to the Easterly right of way of State Street;

thence along the said Easterly right of way of State Street S29°27'56"W 1258.54 feet to the westerly extension of the South right of way of Fir Street;

thence along said South right of way, West 144.30 feet to a point on the South right of way of Fir Street and the Southerly extension of the East boundary of the Plat of Jack Edwards Addition;

thence along said southerly extension of the said East boundary, North 204.15 feet to the Southeast corner of Lot 5, Block 1 of said Jack Edwards Addition;

thence along the south line of said Lot 5, West 147.51 feet to the southwest corner of said Lot 5;

thence South 17.00 feet to the Southeast corner of Lot 4, Block 1 of said Edwards Addition;

thence along the South line of said Lot 4, West 180.00 feet to a point on the West right of way of Edwards Avenue and the westerly extension of said south line;

thence along the Westerly right of way of Edwards Avenue the following three (3) courses:

North 163.66 feet;

N76°35'11"E 182.49 feet;

North 1020.53 feet to a point on the North side of Locust Street and the northerly extension of the westerly right of way of said Edwards Avenue;

thence along the said North right of way of Locust Street, N89°34'28"E 404.01 feet to the Southeast corner of Lot 4, Block 45 of said Town of Shelley;

thence N80°32'16"E 100.37 feet to the Southwest corner of Lot 7, Block 21, of said Town of Shelley;

thence East 254.00 feet to the west right of way of an alley between Byron Avenue and Emerson Avenue;

thence along the West right of way of said alley, North 1254.00 feet to a point on the North right of way of Center Street and the North extension of the west right of way of said alley;

thence along the North right of way of said Center Street, East 916.63 feet to the **True Point of Beginning**.

Metes and bounds from City of Shelley base mapping.