

URBAN REVITALIZATION PLAN
CITY OF VAN METER, IOWA
VAN METER URBAN REVITALIZATION AREA
2017

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area is any of the following:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.”

“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.”

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

“An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing.”

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the Van Meter Urban Revitalization Area (the “Revitalization Area”), and the legal description of real property to be included within the Revitalization Area is as follows:

All real property situated within the incorporated municipal limits of the City of Van Meter, Dallas County, State of Iowa as of February 1, 2017.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use.

2. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

3. The Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

4. The need for (i) the prevention and elimination of blighted conditions, (ii) economic development, and (iii) the promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for residential, commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing residential, commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for residential, commercial and industrial purposes, and new and expanded residential, commercial and industrial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new residential, commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. **Existing Residential Improvements.** The rehabilitation of and additions to existing residential facilities.

Exemption: All qualified real estate assessed as residential property is eligible to receive an exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 100% of the actual value added.

For the second year, an exemption from taxation on 100% of the actual value added.

For the third year, an exemption from taxation on 100% of the actual value added.

For the fourth year, an exemption from taxation on 75% of the actual value added.

For the fifth year, an exemption from taxation on 50% of the actual value added.

2. **New Residential Improvements.** The construction of new one and two family residential facilities.

Exemption: All qualified real estate assessed as residential property is eligible to receive an exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 100% of the actual value added.

For the second year, an exemption from taxation on 100% of the actual value added.

For the third year, an exemption from taxation on 100% of the actual value added.

For the fourth year, an exemption from taxation on 75% of the actual value added.

For the fifth year, an exemption from taxation on 50% of the actual value added.

3. **Multiresidential Improvements.** The construction of new multiresidential facilities and the rehabilitation of and additions to existing multiresidential facilities if such multiresidential property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes.

Exemption: All qualified real estate assessed as multiresidential property is eligible to receive an exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 100% of the actual value added.

For the second year, an exemption from taxation on 100% of the actual value added.

For the third year, an exemption from taxation on 100% of the actual value added.

For the fourth year, an exemption from taxation on 75% of the actual value added.

For the fifth year, an exemption from taxation on 50% of the actual value added.

4. **Commercial and Industrial Improvements.**

A. *Commercial Improvements.* The construction of new and the rehabilitation of and additions to existing commercial facilities.

B. *Industrial Improvements.* The construction of new and the rehabilitation of and additions to existing industrial facilities.

Exemption: All qualified real estate assessed as commercial or industrial property is eligible to receive an exemption from taxation for a period of three years on 100% of the actual value added by the improvements.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for residential, multiresidential, commercial and industrial improvements, the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Van Meter, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Revitalization Area; and,
3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

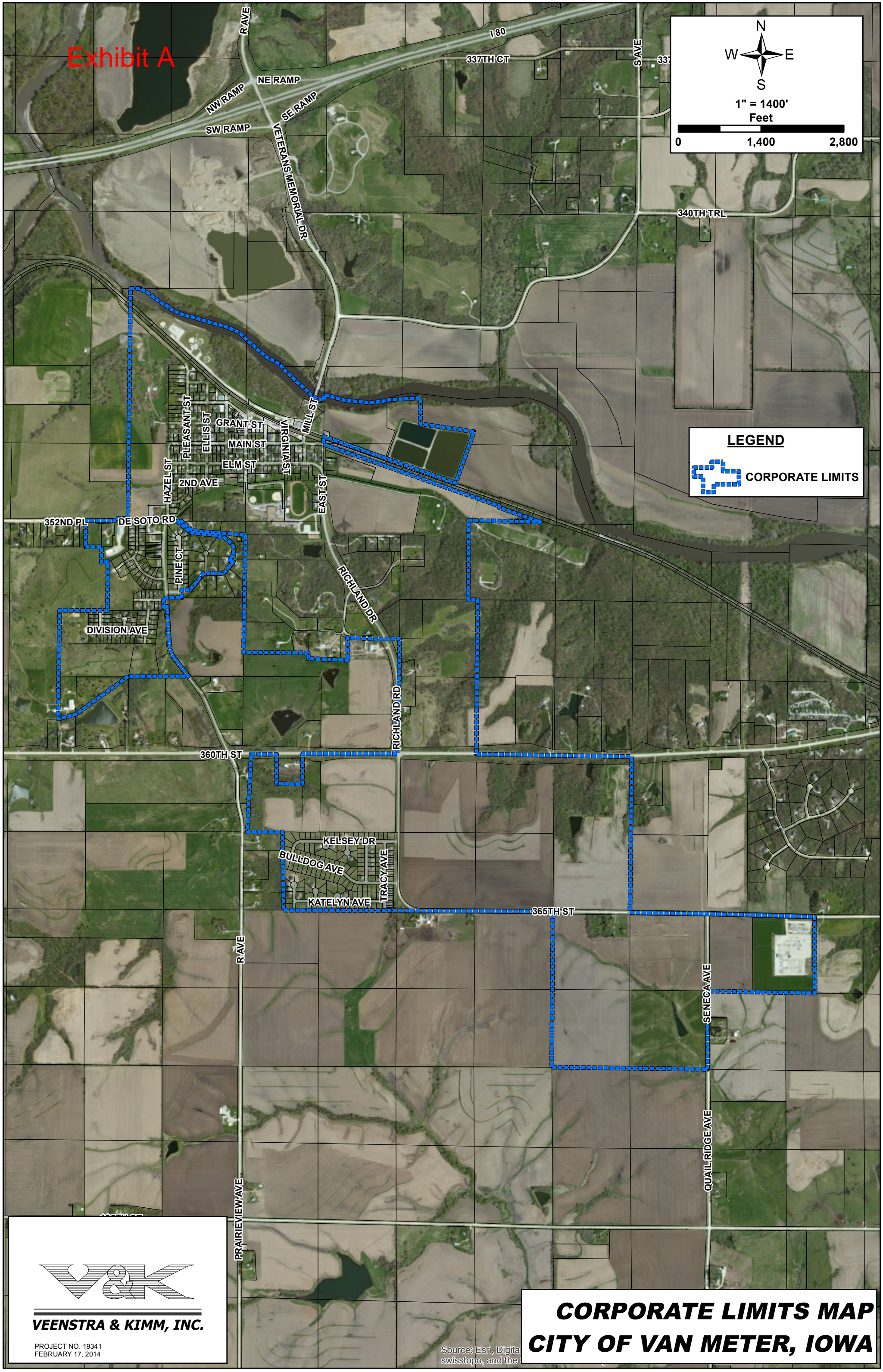
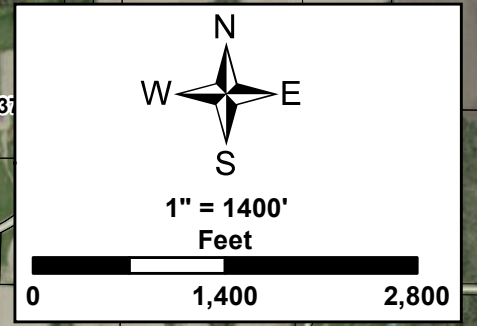
N. REVITALIZATION AREA ALSO INCLUDED IN VAN METER URBAN RENEWAL AREA

A portion of the real property being included as part of the Revitalization Area has also been included in the City's existing Van Meter Urban Renewal Area established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. Properties from which incremental property tax revenues ("TIF Revenues") have been pledged for the payment of bonds, notes,

contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

Crestview Estates is grandfathered into this plan to allow tax exemption under Section F provided that the developer requests that the properties in the development be eligible and acknowledges that the tax exemption will delay the collection and payment of incremental property tax revenues under the development agreement.

Exhibit A



VEENSTRA & KIMM, INC.

PROJECT NO. 19341
FEBRUARY 17, 2014

**CORPORATE LIMITS MAP
CITY OF VAN METER, IOWA**

Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, and the

Exhibit B

MailNameOne	MailNameTwo	MailAddress	MailAddr_1	MailCitySt
Acri, Suellen E		316 Ellis St		Van Meter IA 50261
Adams, Allan & Holly JTRS		2480 Winston Cir		Van Meter IA 50261
Adams, Jesse & Michelle JTRS		2690 Long Ave		Van Meter IA 50261
Ahrenkiel, Melvin Michael & Susan J JTRS		215 Arlington		Van Meter IA 50261
Akers, Jean & Joel JTRS		2745 Richland Cir		Van Meter IA 50261
Albert, Eugene David		Box 213		Van Meter IA 50261
Aldrich, Dennis D		205 Grand St		Van Meter IA 50261
Alexander, Jed A & Elizabeth D JTRS		2480 Mason Cir		Van Meter IA 50261
Alexander, Patrick Rece & Megan Sue JTRS		219 Arlington Ave		Van Meter IA 50261
All American Turf Beauty Inc		311 Desoto Rd Box 260		Van Meter IA 50261
Allen, James Arthur & Mary J JTRS		721 Elm Box 138		Van Meter IA 50261
AM Properties, LLC		613 Main St		Van Meter IA 50261
Among the Evergreen Properties LLC		117 4th Ave		Van Meter IA 50261
Anderson, Brian R & Nancy J JTRS		613 Main St		Van Meter IA 50261
Anderson, Jacob R & Sarah A JTRS		5210 Bulldog Ave		Van Meter IA 50261
Anderson, Jeanice E & Stanley J JTRS		219 Division Ave		Van Meter IA 50261
Anderson, Kyle		512 Park St		Van Meter IA 50261
Anderson, Ronald D/Ronald Dean		1999 290th St		Stanhope IA 50246-7561
Andreasen, Carl C & Elaine F JTRS		109 Feller Curve		Van Meter IA 50261
Applegate, Janet K &	Applegate, Kimberly L JTRS	107 Progress Dr PO Box 98		Van Meter IA 50261
Archer, Randall G &	Archer, Dawn D JTRS	3195 Cumming Rd		Cumming IA 50061
Arganbright, Christopher D &	Arganbright, Chelsea R JTRS	308 Pleasant St		Van Meter IA 50261
Armistead, Wilmer G III & Amy C JTRS		2665 Brookview Ln		Van Meter IA 50261
Armstrong, John R & Linda A JTRS		2685 Tracey		Van Meter IA 50261
Aurora Real Estate		6 Foster Dr		Des Moines IA 50319
Axland, Todd & Patricia JTRS		5250 Katelyn Dr		Van Meter IA 50261
B and N INC		419 Grant		Van Meter IA 50261
Backstrom, Alan & Rachel N JTRS		2510 Long Ave		Van Meter IA 50261
Baker, Rosalie		PO Box 28		Van Meter IA 50261
Baldwin, Garrett O &	Davis-Baldwin, Rhonda JTRS	508 Park St		Van Meter IA 50261
Baldwin, Toni A		111 Elm St		Van Meter IA 50261
Bannick, Kenneth E & Tamela J JTRS		303 Division Ave		Van Meter IA 50261
Bardwell, Carrie D & Robert M JTRS		513 Lakeview Ave		Van Meter IA 50261
Barth, Daniel J & Amy M JTRS		2475 Mason Circle		Van Meter IA 50261
Bauman, Kenneth L & Lisa L JTRS		105 Van Buren Dr		Van Meter IA 50261
Beaverbrooke Development Company		4545 Merle Hay Rd		Des Moines IA 50310
Beins, Steve & Joan JTRS		521 Crowell Lane		Lebanon TN 37087
Bell, Mary E		608 Elm St		Van Meter IA 50261
Bell, Vickie		2475 Tracy Ave		Van Meter IA 50261
Benton, Michael D & Lisa A Bock JTRS		105 Arlington		Van Meter IA 50261
Beschen, Jon G		414 Wilson St		Van Meter IA 50261
Bircher, Neil W & Denise L JTRS		114 Feller Curve		Van Meter IA 50261
Bishop, Robert Todd & Jane L JTRS		730 Elm St		Van Meter IA 50261
Bomar, Myrtle Janice &	Bomar, Natalie JTRS	112 Arlington		Van Meter IA 50261
Booge, Richard J		PO Box 167		Van Meter IA 50261
Bottenfield, Kip &	Lou, Von JTRS	111 Feller Curve		Van Meter IA 50261
Bouma, James &	Boston, Andrea M JTRS	4714 Meadow Valley Dr		West Des Moines IA 50265
Bradshaw Renovations LLC		2225 152nd St		Winterset IA 50273
Braun, Patrick J & Staci R JTRS		2475 Winston Cir		Van Meter IA 50261
Brenton State Bank	Wells Fargo Bank	% Thomson Property Tax Services	PO Box 2609	Carlsbad CA 92018
Briant, Rebecca S &	Marks, Timothy J JTRS	318 Division Ave		Van Meter IA 50261
Briley, Jason D & Lisa M JTRS		218 Division Ave		Van Meter IA 50261
Brincks, Jeffrey C & Darby L JTRS		4915 Kelsey Dr		Van Meter IA 50261
Brooker, JoAnn		111 Hazel St		Van Meter IA 50261
Brott, Warren D & Jayme Ann JTRS		P.O. Box 12		Van Meter IA 50261
Brown, Dwight A & Beverly Eileen JTRS		604 Lakeview Dr		Van Meter IA 50261
Bruen, Nettie J & Jonathan M JTRS		203 Division Ave		Van Meter IA 50261
Bruins, Benjamin J & Jennifer L JTRS		2655 Tracey Ave		Van Meter IA 50261
Buckalew, Kevin &	Ostwinkle, Cindy JTRS	2620 Jerry Cir		Van Meter IA 50261
Bulver, Robert F Jr & Julie Ann JTRS		5915 Robin Rd		Pleasant Hill IA 50327
Burns, Steven J & Jennifer G JTRS		2429 Pine Ct		Van Meter IA 50261
Campbell, Robert D & Lorie A JTRS		220 Division Avenue		Van Meter IA 50261
Capps, Darren E & Tracy L JTRS		506 Lakeview Dr		Van Meter IA 50261
Carlson, Roger A & Barbara J	Revocable Living Trust, The 12/30/2013	Roger A & Barbara J Carlson Settlor & Trustees	117 E Elm Street	Van Meter IA 50261
Carlson, Ronald J		121 Van Buren		Van Meter IA 50261
Carter, Dennis O		PO Box 128	202 Ellis St	Van Meter IA 50261
Casey's Marketing Company		Attn: Accounting Dept	PO Box 3001 One Convenience Blvd SE	Ankeny IA 50021
Champion, Timothy M & Jamie J JTRS		2440 Pine Ct		Van Meter IA 50261
Chevalier, Michelle & Steven JTRS		c/o Wayne J Hennessey	4287 Panorama Dr	Panora IA 50216
Christensen, Zachary W & Paige JTRS		5150 Katelyn Avenue		Van Meter IA 50261
Clark, Molly		2695 Tracey Ave		Van Meter IA 50261
Clark, Theresa Joy		109 Progress Dr		Van Meter IA 50261
Cline, Donna R		217 Grant St		Van Meter IA 50261
Coburn, Heidi L		2645 Long Ave		Van Meter IA 50261
Cockburn, James D & Jamie L JTRS		2449 Pine Court		Van Meter IA 50261
Coffman, Steven H & Trisha JTRS		2405 Pine Ct		Van Meter IA 50261
Colby, Alicia J		309 Grant St		Van Meter IA 50261
Cole, Jacob S & Monica L JTRS		204 Arlington Ave		Van Meter IA 50261
Comer, Clinton & Rebecca JTRS		204 Division Ave		Van Meter IA 50261
Comito, Justin M & Andrea JTRS		4925 Kelsey Dr		Van Meter IA 50261
Coon Creek Development Group		PO Box 256		Van Meter IA 50261
Core, James R & Tonya L JTRS		216 Elm St		Van Meter IA 50261
Cornelson, Daniel M & Deanne M JTRS		26819 360th St		Van Meter IA 50261
Costello, Barbara		2445 Tracey Ave		Van Meter IA 50261
Couvillion, Shirley L & Clarence J JTRS		304 Cross St		Van Meter IA 50261
Cox, Rebecca A		215 Division Ave		Van Meter IA 50261
Coyle, Adam J & Melinda S JTRS		2665 Long Ave		Van Meter IA 50261
Cramer, Richard M		502 Lakeview Dr		Van Meter IA 50261
Crawford, Michael D & Michele M JTRS		2448 Pine Ct		Van Meter IA 50261
Crestview Estates No I LLC		4545 Merle Hay Rd		Des Moines IA 50310
Crossroads Van Meter, LC		c/o Knapp Properties, Inc.	5000 Westown Parkway, Suite 400	West Des Moines IA 50266-5921
CSI Properties, LLC		6060 NW Beaver Dr		Johnston IA 50131
Cunningham-Reis Company		35647 Richland Rd		Van Meter IA 50261
Dakota Corporation		601 Main St PO Box 253		Van Meter IA 50261-0253
Dallas County Conservation Board		14581 K Avenue		Perry IA 50220

Dallas County Iowa		801 Court	Adel IA 50003
Daugherty, Michael & Debra G JTRS		32460 Wildwood Dr	Adel IA 50003
Davis, Chad		324 Main St, PO Box 73	Van Meter IA 50261
Davis, Mark A		2669 Brookview Ln	Van Meter IA 50261
Dawson, Kimberly		211 S Hazel St	Van Meter IA 50261
DeCamp, Joyce &	DeCamp, Matthew M JTRS	312 Wilson St	Van Meter IA 50261
Deemer, Brenda L		317 Main St	Van Meter IA 50261
Devick, Anthony C		2424 Pine Ct	Van Meter IA 50261
Devore, Jeffrey M & Megan J JTRS		5475 Kelsey Drive	Van Meter IA 50261
Dodson, Catherine Elaine & Jackie Lee		512 Elm St PO Box 195	Van Meter IA 50261
Dolezal, Preston A		504 West St	Van Meter IA 50261
Dorr, Aaron M & Kristen M JTRS		115 Feller Curve	Van Meter IA 50261
Doty, Robert C & Winonah B JTRS		26569 360th St	Van Meter IA 50261
Dowell, Dennis & Marilyn Joint Rev Trust 50%	Dowell, Dennis & Marilyn Trustees	3393 Ute Ave	Waukee IA 50263
Drummond, Theresa L		5215 Kelsey Dr	Van Meter IA 50261
Duane O Eigenheer Revocable Trust		320 Main St	Van Meter IA 50261
Dunbar, Kimberly S		509 Elm St	Van Meter IA 50261
Dunton, Jon & Shelley JTRS		5060 Kelsey Dr	Van Meter IA 50261
Durflinger, Deron & Amanda		2695 Long St	Van Meter IA 50261
Edwards, Daniel J & Lori A JTRS		215 Feller Curve	Van Meter IA 50261
Edwards, David E		726 Elm St	Van Meter IA 50261
Edwards, Dianne M		108 Progress Dr Box 111	Van Meter IA 50261
Edwards, Richard W & Jody A JTRS		211 Main St	Van Meter IA 50261
Erickson, Dennis L & Shelley J JTRS		325 4th	Van Meter IA 50261
Ernst, Kevin D & Judy K JTRS		120 Elm St	Van Meter IA 50261
ESB Building Company, LLC		7300 Lake Dr	West Des Moines IA 50266
Falke, David & Stacey JTRS		721 E Filmore	Winterset IA 50273
Feldman, Jermy P		308 Ellis St	Van Meter IA 50261
Feldman, Ronald W		325 NE Cedar Ave	Earlham IA 50072
Ferring, Mary E &	Traxler, David H	3569 Richland Cir	Van Meter IA 50261-8014
Ferring, Patrick P & Mary E JTRS		3567 Richland Cir	Van Meter IA 50261
Fisher, Sherre L		629 Pleasant St	Van Meter IA 50261
Fisher, Timothy L & Suzanne C JTRS		2510 Winston Cir	Van Meter IA 50261-6243
Flora, Vicki		109 Main	Van Meter IA 50261
Foster, Mark & Miranda JTRS		2505 Long Avenue	Van Meter IA 50261
Fox-Cameron, Kenneth S & Elizabeth A JTRS		311 S Hazel St	Van Meter IA 50261
Freeman, Erin E & Matthew J JTRS		2625 Long Ave	Van Meter IA 50261
French, Harry & Debra JTRS		2750 352nd Dr PO Box 180	Van Meter IA 50261-0180
Fryer, John D &	Fryer, Rita JTRS	627 Elm St	Van Meter IA 50261
Ganoe, Bill Raymond	Jones, Deborah Joy JTRS	511 Lakeview Dr	Van Meter IA 50261
Gebhardt, Mary Regina /Mary Jean		507 Lakeview Dr	Van Meter IA 50261
Gebhardt, Ronald A & Debra K JTRS		2761 365th St	Van Meter IA 50261
Gehringer, Katilyn Marie		218 Grant St	Van Meter IA 50261
Germaine, Corwin E & Marguerite JTRS		600 Lakeview Dr	Van Meter IA 50261
Gillespie, Chadwick D & Gillian JTRS		112 Elm	Van Meter IA 50261
Gillespie, Donald Dean		204 Van Buren	Van Meter IA 50261
Greer, Wesley R & Sharon K JTRS		324 Cross St PO Box 152	Van Meter IA 50261-0152
Grey Horse Homes LLC		32966 R Avenue	Adel IA 50003
Gronwold, John C & Barbara J JTRS		PO Box 48	Van Meter IA 50261
Grove, Phillip W & Susan M JTRS		2732 352nd Dr	Van Meter IA 50261
Gruss, Nancy Lea		2506 Brookview Ct	Van Meter IA 50261
Guess, Christopher & Sheri JTRS		5015 Kelsey Dr	Van Meter IA 50261
Hagen, Marvin Daniel & Loreita Carol JTRS		409 Pleasant	Van Meter IA 50261
Hanson, Michael		28935 360th St, Lot 79	Booneville IA 50038
Happe Homes LLP		2575 N Ankeny Blvd Suite 221	Ankeny IA 50021
Hardie, Luke		208 Pleasant St	Van Meter IA 50261-9760
Hardy, Catherine Ann & Steven B JTRS		519 Lynn Dr	Ames IA 50014
Harkins, Bruce R		PO Box 49	Van Meter IA 50261
Harrison, Nicholas E		316 Main St	Van Meter IA 50261
Hawkins, Luke & Danielle JTRS		2432 Pine Ct	Van Meter IA 50261
Hawkins, Mark V		722 W Court Ave	Winterset IA 50273
Hayes, Mark A & Kelly J JTRS		2625 Alex Cir	Van Meter IA 50261
Heaton Family Trust	Heaton, Marvin L & Ellen L as Trustees	209 Grand St	Van Meter IA 50261
Heaton, Rodney A & Laura L JTRS		304 Van Buren Drive	Van Meter IA 50261
Henderson, Joe D & Sherri L JTRS		615 Elm St	Van Meter IA 50261
Herman Group LLC		James Herman	2917 328th St
Herman, David & Diana JTRS		110 Progress Dr	Truro IA 50257
Herman, Joseph		5115 Kelsey Dr	Van Meter IA 50261
Herrick, Gary David & Vickie L JTRS		209 Van Buren Dr	Van Meter IA 50261
Herron, Colby & Timber JTRS		2645 Jerry Cir	Van Meter IA 50261
Hess, Kevin & Lisa C JTRS		323 Division Ave	Van Meter IA 50261
Heuss, Paul E & Gail L		5605 Meredith Dr Web Twp	Des Moines IA 50310
Hicks, Daniel L & Kendra L JTRS		PO Box 132	Van Meter IA 50261
Hilltop Van Meter LC	c/o Knapp Properties Inc	5000 Westown Pkwy Suite 400	West Des Moines IA 50266
Hockenberry, Ernest & Diana M JTRS		PO Box 24	Van Meter IA 50261
Hornby, Mark & Shannon D JTRS		515 Lakeview Dr	Van Meter IA 50261
Howard, Richard L		220 Van Buren Dr	Van Meter IA 50261
Hudnut, Jeri L & Richard P JTRS		213 Wilson St PO Box 34	Van Meter IA 50261
Hull, Marilyn J Nichols		400 Wilson St PO Box 67	Van Meter IA 50261
Hulse, Garret W & Rebecca J JTRS		2737 Richland Circle	Van Meter IA 50261
Hunt, Patricia J		309 Ellis	Van Meter IA 50261-0162
Huntley, Stuart		2580 Webster Cir	Van Meter IA 50261
Hyer, Shawn & Angie JTRS		2465 Tracey Ave	Van Meter IA 50261
Iles, LC		c/o Dr Anne Iles	Van Meter IA 50261
Iowa Foundation for Microenterprise &	Community Vitality	PO Box 793	409 Wilson St PO Box 216
Iowa Interstate Railroad LTD		5900 Sixth Street SW	Boone IA 50036
Iowa Power & Light Company		666 Grand PO Box 657	Cedar Rapids IA 52404
Jackson, Wesley L & Shirley L JTRS		316 Elm Box 47	Des Moines IA 50303
Jacobs, Wesley D & Rona M JTRS		300 Wilson St	Van Meter IA 50261
James, Betty L		119 Hazel St	Van Meter IA 50261-9715
James, Jeffrey R & Cynthia M JTRS		214 Grand Box 170	Van Meter IA 50261
Jamison, Darrell Dean & Joyce Marie Etal		1111 Old Portland Rd	Van Meter IA 50261
JBG Holdings LLC		%Jarret Golwitzer	36852 West Shore Ln
Jennings, Bryan R &	Cohenour, Sylvia JTRS	3570 Richland RD	Van Meter IA 50261
Jennings, Luke Miller		204 2nd Ave	Van Meter IA 50261
Jensen, Kenneth E & Bonnie J		624 Pleasant	Van Meter IA 50261

Nemechek, Cynthia L		2665 Tracey Ave		Van Meter IA 50261
Netten, Chad E & Temple R JTRS		1120 2nd Street Ct		Waukee IA 50263
Nickerson, Alisha		219 Feller Curve		Van Meter IA 50261
Norstrud, Christopher & Trisha JTRS		c/o 824 Main Street LLC	824 Main St	Van Meter IA 50261
Northwestern Bell Telephone Co		925 High St 8 North Of10		Des Moines IA 50309
O'Brien, Michael D & Gayle A JTRS		2540 Winston Cir		Van Meter IA 50261
Oelke, Kevin R & Lisa M JTRS		706 Pleasant St		Van Meter IA 50261
Ohern, Christine A		2401 Pine Ct		Van Meter IA 50261
Olson, Dennis		PO Box 186		Waukee IA 50263-0186
Olson, Victor Noel / Victor N		2738 352nd Dr		Van Meter IA 50261
Patterson, Tracy L & Abigail S JTRS		315 Division Ave		Van Meter IA 50261
Peeler, Nyla I/Nyla Irene		702 Elm		Van Meter IA 50261
Pelz, Scott G & Cynthia S JTRS		112 Main		Van Meter IA 50261
Penton, William &	Penton, Jane R JTRS	213 S Hazel St		Van Meter IA 50261
Petersen, Jon T		2485 Tracey Ave		Van Meter IA 50261
Peterson, Curtis A & Sharlotte M JTRS		104 Arlington Ave		Van Meter IA 50261
Peterson, Michael L & Stacy M JTRS		601 Lakeview Dr		Van Meter IA 50261
Peyton, Christopher C		307 Division Ave		Van Meter IA 50261
Phelps, Christopher & Kelly JTRS		2436 Pine Ct		Van Meter IA 50261
Phillips, Todd D & Barbara T JTRS		2440 Winston Cir		Van Meter IA 50261
Pierce, Jean		PO Box 16		Van Meter IA 50261
Pille, Michele L		700 Pleasant St Box 44		Van Meter IA 50261
Pirtle, Joseph A		2413 Pine Ct		Van Meter IA 50261
PLS Investments, Inc.		950 Office Park Rd Suite 110		West Des Moines IA 50265
Poley, John A & Melissa A		5155 Kelsey Dr		Van Meter IA 50261
Poley, John A & Melissa A JTRS		33760 Woodridge Rd		Adel IA 50003
Pollard, Todd A		516 Pleasant		Van Meter IA 50261
Porch Light Properties, LLC		1340 SE Olson Dr		Waukee IA 50263
Potthoff, Jeffrey L & Lisa R JTRS		2580 Winston Cir		Van Meter IA 50261
Power, Christopher & Christi JTRS		215 Elm St		Van Meter IA 50261
Powers, Elizabeth		109 Van Buren Dr		Van Meter IA 50261
Powers, William G & Daleene M JTRS		15610 Ridgemont Dr		Urbandale IA 50323
Price, Stephanie R		2435 Tracy Ave		Van Meter IA 50261
Quelland, Denise F		513 Main St		Van Meter IA 50261
Quigley, Marianne		215 S Hazel St		Van Meter IA 50261
R & T Investments, LLC		3195 Cumming Rd		Cumming IA 50061
Raccoon River Properties, LLC		413 Grant St PO Box 252		Van Meter IA 50261
Radke, Robert P & Nancy J JTRS LE		2472 120th St		Van Meter IA 50261
Rebelsky, Jedson D & Leslie D JTRS		513 Park St		Van Meter IA 50261
Redding, Timothy J & Kaitlyn M JTRS		2441 Pine Ct		Van Meter IA 50261
Reicks, Monica		3563 Richland Circle		Van Meter IA 50261
Reindel, J Michael & Cynthia J JTRS		704 Pleasant Street		Van Meter IA 50261
Reindel, Rita M / Mauritta		810 Elm St		Van Meter IA 50261
Rhoades, Matthew G & Amanda J		3565 Richland Cir		Van Meter IA 50261
Rhodes, Gary M & Judith A JTRS		32296 R Ave		Adel IA 50003
Rhone, Terry Eugene/Terry E		708 Pleasant St		Van Meter IA 50261
Richards, Robert J & Geraldine A JTRS		117 4th Ave Box 230		Van Meter IA 50261
Riedemann, Hannah L		104 Main St		Van Meter IA 50261
Riedemann, Steven R & Susan R		217 2nd Ave		Van Meter IA 50261
Riewer, Robert A &	Halbur, Tanya A JTRS	3552 Richland Cir		Van Meter IA 50261
R-Jen Inc		% Katie Hardy	519 Lynn Dr	Ames IA 50014-7319
Roberts, Addie R		111 DeSoto Rd		Van Meter IA 50261
Roberts, James Lee		3554 Richland Rd		Van Meter IA 50261
Roberts, Richard W & Lisa J JTRS		2510 Brookview Ct		Van Meter IA 50261
Robinson, Gregory D		205 Feller Curve		Van Meter IA 50261
Robuck, James A		204 Feller Curve		Van Meter IA 50261
Roeder, Joseph		105 Feller Curve		Van Meter IA 50261
Roth, Tyler S & Renee M JTRS		4945 Kelsey Dr		Van Meter IA 50261
Russo, Michael D & Jessica D JTRS		3542 Richland Rd		Van Meter IA 50261
Sacker, Gary G & Kimberly A JTRS		120 East Street		Van Meter IA 50261
Salancik, Marc R & Keri		316 Grand St		Van Meter IA 50261
Sandusky, Tim R & Barbara A JTRS		2605 Tracey Ave		Van Meter IA 50261
Savage, Aaron M & Jessica M JTRS		2445 Pine Ct		Van Meter IA 50261
Scheidt, Michael Jr &	Davis, Kristine	2652 352nd Pl		Van Meter IA 50261
Schieffer, Gregory M		405 Elm St		Van Meter IA 50261
Schlueter, Paul & Elizabeth JTRS		510 Lakeview Dr		Van Meter IA 50261
Schneider, Jeffrey W & Carla J JTRS		217 Elm St		Van Meter IA 50261
Schnell, Tiffany & Jason JTRS		2510 Mason Cir		Van Meter IA 50261
Schultze, Jack & Jane JTRS		321 Cross St	PO Box 88	Van Meter IA 50261
Schultzen, Troy W & Stephanie L JTRS		2400 Pine Ct		Van Meter IA 50261
Schwens, Christopher J &	Peterson, Joelle M JTRS	27503 307th Way		Adel IA 50003
Scott, Douglas &	Stoll, Neva M JTRS	602 Elm St		Van Meter IA 50261
Seefeld, John R & Lesa A JTRS		301 East St		Van Meter IA 50261
Seiler, Michael A		212 Wilson PO Box 134		Van Meter IA 50261
Shepard, Janice A/Janice		210 Main		Van Meter IA 50261
Sherlock, Ryan M & Kathlene S JTRS		306 Division Ave		Van Meter IA 50261
Shiner, Darryl Scott & Kim Rae JTRS		115 2nd Ave		Van Meter IA 50261
Shires, Wende L		315 Elm St		Van Meter IA 50261
Silsby, Jeffrey B & Andrea JTRS		116 East St		Van Meter IA 50261
Simons, Leroy R & Joann M JTRS		104 Van Buren Dr		Van Meter IA 50261
Skorburg, Jon & Mary Ann JTRS		5310 Katelyn Ave		Van Meter IA 50261
Smith, Justin L		114 Van Buren Dr		Van Meter IA 50261
Smith, Kelly D & Debra A JTRS		22438 Maple Ridge		Adel IA 50003-8395
Sobotka, Michael D		c/o Country Time Builders, LLC	1650 SE 37th Street, PO Box 710	Grimes IA 50111
Solverson, Katherine R		2495 Tracey Ave		Van Meter IA 50261
Stadtlander, Kip D & Gloria A JTRS		510 Park St		Van Meter IA 50261
Stritz, Leroy B & Linda S JTRS		208 Van Buren Dr		Van Meter IA 50261
Stump, Curtis J & Presha JTRS		321 Grant St		Van Meter IA 50261
Stump, Owen M		2518 Brookview Ct		Van Meter IA 50261
Suckow, Alan J & Margo L JTRS		315 Division PO Box 256		Van Meter IA 50261
Suckow, Jeannine R & Lola P JTRS		PO Box 117		Van Meter IA 50261
Sullivan, Cristie J		115 Progress Dr		Van Meter IA 50261
Sullivan, John & Bobbie JTRS		210 Arlington		Van Meter IA 50261
Suncoast Investments, LLC		% Doug & Val Grattias	763 Planters Manor Way	Bradenton FL 34202-2631
Sutherland, Dennis E & Elaine G		224 Grant St		Van Meter IA 50261
Swain, Curtis B & Jenna L JTRS		4910 Bulldog Ave		Van Meter IA 50261

Taft III, Charles Earl & Carolyn Kay JTRS	705 Elm St	Van Meter IA 50261
Taft, Charles E & Ila M JTRS	827 Elm	Van Meter IA 50261
Tapps, David E & Sonja E JTRS	402 Elm St Box 91	Van Meter IA 50261
Taylor, David C & Tamra L JTRS	2610 Long Ave	Van Meter IA 50261
Terry, Anna M	308 Van Buren Dr	Van Meter IA 50261
Thomas, Raeann	220 Elm St	Van Meter IA 50261
Thompson, Brett A & Elizabeth I	2444 Pine Ct	Van Meter IA 50261
Thompson, Dick Lee & Constance L JTRS	308 Main PO Box 103	Van Meter IA 50261
Thompson, Melanie	2417 Pine Ct	Van Meter IA 50261
Tibbetts, Cody Landon & Abigail S JTRS	5055 Kelsey Dr	Van Meter IA 50261-6701
Tipling, Matthew A & Angela P JTRS	2421 Pine Ct	Van Meter IA 50261
Traxler, David H & Marilyn JTRS	3569 Richland Cir	Van Meter IA 50261
Traxler, Debra K	214 Pleasant St PO Box 32	Van Meter IA 50261
Trudo, Eric H & Shonna JTRS	2665 Alex Cir	Van Meter IA 50261-9727
True, Tracy & Jonathan JTRS	3540 Richland Rd	Van Meter IA 50261
Tweed, Neil & Elizabeth JTRS	311 Division Ave	Van Meter IA 50261
Tyler, Jon C & Sharon K JTRS	108 Arlington	Van Meter IA 50261
United Methodist Church	Hazel & Desoto Road	Van Meter IA 50261
Van Meter American Legion Post #403	PO Box 81	Van Meter IA 50261
Van Meter Baptist Church	309 Main St	Van Meter IA 50261
Van Meter Community School District	520 1st Ave	Van Meter IA 50261
Van Meter Legion Post 403	PO Box 81	Van Meter IA 50261
Van Meter Properties LLC	15212 Holcomb Cir	Clive IA 50325
Van Meter Senior Citizens Housing Project	PO Box 191	Van Meter IA 50261
Van Pelt, Mary M	3568 Richland Cir	Van Meter IA 50261
Van Rees, Randi L	PO Box 21	Van Meter IA 50261
Van Roekel, Seth	4930 Katelyn Ave	Van Meter IA 50261
Vande Kamp, Terry Revocable Trust 1/31/2013	214 Van Buren Dr	Van Meter IA 50261
Vasilonikolidakis, Vasilios E & Cheryl A JTRS	205 Van Buren	Van Meter IA 50261
Vivone, Melanie	2415 Tracey Ave	Van Meter IA 50261
Von Rentzell, Pamela Jo & David L JTRS	104 Progress Dr	Van Meter IA 50261
Wahlert, Michael	3512 Richland Rd	Van Meter IA 50261
Wambold, Jason	216 Grant St	Van Meter IA 50261
Wambold, Ryan &	407 Wilson St	Van Meter IA 50261
Warman, Neil	2725 Albatross Dr	Costa Mesa CA 92626
Warren, Shawn M & Steffany JTRS	211 Division Ave	Van Meter IA 50261
Warwick, Christopher T & Megan M JTRS	5275 Kelsey Dr	Van Meter IA 50261
Watson, Edward & Natasha	304 Grant St	Van Meter IA 50261
Weber, Benjamin J	113 Main St	Van Meter IA 50261
Weber, Bryan N &	5010 Kelsey Dr	Van Meter IA 50261
Weigel, Cynthia S	2630 Long Ave	Van Meter IA 50261
Weiland, Jeffrey J &	2746 352nd Dr	Van Meter IA 50261
Weiland, Lisa R	428 Pleasant	Van Meter IA 50261
Welker, Samuel & Jolena JTRS	204 Grand	Van Meter IA 50261
Wemer, Gary L & Betty J JTRS	413 Main PO Box 75	Van Meter IA 50261
Wemer, Glenn & Kimberly JTRS	201 Hazel St	Van Meter IA 50261
Westfall, Edith Ann	425 4th Ave	Van Meter IA 50261
Westwood Tax Service	253 51st St	Des Moines IA 50312
White, Angela R	509 Park St	Van Meter IA 50261
White, Curtis Lloyd	206 West North St	Macksburg IA 50155
White, Kevin D	PO Box 64	Van Meter IA 50261
Wiederholt, Joshua & Rebecca JTRS	2673 Brookview Ln	Van Meter IA 50261
Wiley, James P & Jeri L JTRS	207 Division Ave	Van Meter IA 50261
Wiley, Jessica & Daniel JTRS	2433 Pine Ct	Van Meter IA 50261
William C Knapp LC	5000 Westown Pkwy Suite 400	West Des Moines IA 50266-5921
Wilson, Tim L & Cory M JTRS	116 Arlington	Van Meter IA 50261
Winchell, Lucinda P	520 Elm St	Van Meter IA 50261
WMC Enterprises LLC	1300 73rd St	Des Moines IA 50311
Woods, Christopher W &	2416 Pine Ct	Van Meter IA 50261
Wright, Jeff	1901 Willowmere Dr	Des Moines IA 50315
Wyant Properties LC	33894 Woodridge Rd	Adel IA 50003
Yazzie, Lawrence N	5075 Kelsey Dr	Van Meter IA 50261
Yazzie, Mollie	2605 Long Ave	Van Meter IA 50265
Young, David E	616 Elm St	Van Meter IA 50261
Young, Kathleen H	5215 Bulldog Ave	Van Meter IA 50261
Young, Leslie Ann	320 Division St	Van Meter IA 50261
Zehr, Myron K & Nancy K JTRS	212 Meyer Ct	Van Meter IA 50261

224 Elm Street