

City of Muscatine
Special City Council Minutes

5:15 p.m. April 14, 2022

Mayor Bark called the City Council special meeting for Thursday, April 14, 2022 to order at 6:00 p.m. Councilmembers present were Froelich, Jindrich, Osborne, Gordon, Brockert, Lewis and Hopkins.

The first item was a presentation by Brent Dahlstrom on a proposal from Merge regarding development of Carver Corner. Mr. Dahlstrom stated Merge would like to meet the deadline for the Workforce Housing Tax Credit Application for this project and in order to do that they would need a resolution of support from the City of Muscatine.

Mr. Dahlstrom shared a presentation regarding the proposed 5 story facility containing 56 units including studio, 1 and 2 bedroom units. He stated the bottom floor would contain 6,000 sq. ft of commercial retail space. Mr. Dahlstrom stated the proposed project was estimated at \$9,000,000, with the developer purchasing the land for \$50,000, and that Merge was asking for a 90% for 15 year TIF Agreement.

There was discussion between Mr. Dahlstrom and City Council regarding the cost of rent for the apartments and the greenspace to be included in the project. City Council had questions regarding the TIF request and if this was a typical request that were addressed by Finance Director, Nancy Lueck.

There was a consensus with City Council to move forward with letter of support for Merge.

Councilmember Osborne moved to approve a resolution committing to support an application to the Iowa Economic Development Authority by Merge Urban Development Group for Workforce Housing Tax Credits for the proposed Carver Corner Development. Seconded by Councilmember Hopkins.

Freedom Malick, 1836 Hershey Ave, was present share her thoughts on limiting the amount of rent in the Carver Corner Apartments being proposed to no more than one-third of the average Muscatine income.

Vote: Ayes-7, Nays – 0, Motion carried.

The next item on the special agenda was a presentation by Frank Iliff from Rebuilding Together Muscatine. Mr. Iliff stated Rebuilding Together is celebrating their 15th year in 2022 and encourages residents to participate in the National work day on April 30, 2022.

Mr. Iliff shared the application process that is used in determining the projects that are completed. Mr. Iliff stated some projects have included yard work, painting, repairs and the building of ramps for individuals that meet the qualifications.

Mr. Iliff shared several stories of work he had completed over the past several years and the impact that it has made on individuals.

Councilmember Hopkins made a motion to adjourn the meeting at 5:40 p.m.