



City Hall, 215 Sycamore St.  
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## COMMUNITY DEVELOPMENT

## MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Steven Boka, Director of Community Development  
**Date:** January 14, 2014  
**Re:** Resolution to Set Public Hearing – 2014 Urban Renewal Plan Amendment

**INTRODUCTION:** Previously, the City Council adopted a Consolidated Urban Renewal Area and adopted an Urban Renewal Plan as provided in the Code of Iowa.

**BACKGROUND:** The City is considering the use of tax increment financing in support of H.J. Heinz Company's expansion of their manufacturing facilities, operation and workforce within the Urban Renewal Area. Prior to the consideration of any new projects or changes to the adopted Consolidated Urban Renewal Plan, a public hearing is required.

**RECOMMENDATION/RATIONALE:** It is recommended that the City Council take action approving the attached resolution setting a public hearing on the proposed amendment to the plan for the Consolidated Urban Renewal Area. It is further recommended that Steven Boka be designated as the City's representative in connection with the consultation process pursuant to Section 403.5 of the Code of Iowa

**BACKUP INFORMATION:**

1. Resolution
2. Public Notice
3. Attachments

"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain

SET DATE FOR HEARING ON URBAN  
RENEWAL PLAN AMENDMENT

421464-39

Muscatine, Iowa

January 16, 2014

The Council of the City of Muscatine, Iowa, met on January 16, 2014, at \_\_\_\_\_ o'clock, \_\_\_\_\_.m., at the \_\_\_\_\_, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: \_\_\_\_\_

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

The Mayor announced that an amendment to the urban renewal plan for the Consolidated Muscatine Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member \_\_\_\_\_ moved the adoption of the following resolution entitled "Resolution setting date for a public hearing on urban renewal plan amendment," and the motion was seconded by Council Member \_\_\_\_\_. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

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

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

Setting date for public hearing on urban renewal plan amendment

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

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which would facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of H.J. Heinz Company (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area (the "Project"), and it is now necessary that a date be set for a public hearing on the Amendment;

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

Section 1. This City Council will meet at the City Hall Council Chambers, Muscatine, Iowa, on February 20, 2014, at 7:00 o'clock p.m., at which time and place it will hold a public hearing on the proposed Amendment to the Plan for the Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Steve Boka is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this January 16, 2014.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN  
AMENDMENT**

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the City Hall Council Chambers, Muscatine, Iowa, on February 20, 2014, the City Council of the City of Muscatine, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") to facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of H.J. Heinz Company (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area. A copy of the proposed Amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Gregg Mandsager  
City Clerk

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On motion and vote the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

STATE OF IOWA  
COUNTY OF MUSCATINE  
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk

**(Attach here publisher's affidavit of publication of notice.)**

**(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)**

STATE OF IOWA  
COUNTY OF MUSCATINE  
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk