

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT

421464-41

Muscatine, Iowa

August 7, 2014

The Council of the City of Muscatine, Iowa, met on August 7, 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 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. _____

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment

WHEREAS, this City Council 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 to support the provision of forgivable loans to private businesses for the promotion of in-fill, redevelopment and facilities enhancement in certain portions of the Urban Renewal Area, 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 _____, Muscatine, Iowa, on September 4, 2014, at _____ o'clock __.m., at which time and place it will hold a public hearing on the proposed Amendment for the Urban Renewal 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 Muscatine, 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, the City Administrator 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 August 7, 2014.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT

Notice Is Hereby Given: That at _____ o'clock __.m., at the _____, Muscatine, Iowa, on September 4, 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 to facilitate the undertaking of a new urban renewal project consisting of using tax increment financing to support the provision of forgivable loans to private businesses for the promotion of in-fill, redevelopment and facilities enhancement in certain portions of the Urban Renewal Area. A copy of the 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

SS:

CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine 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

SS:

CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, 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

August 4, 2014

VIA E-MAIL

Gregg Mandsager
City Administrator/City Hall
Muscatine, IA

Re: Consolidated Muscatine Urban Renewal Area (2014 Amendment)
Our File No. 421464-41

Dear Gregg:

We have prepared the attached materials which will enable your City Council to act on August 7, 2014 to set a date for a public hearing on the amendment to the existing urban renewal plan for the area.

The notice which is included in the attached resolution must be published once, not less than four (4) nor more than twenty (20) days prior to the date selected for the hearing. Please print a separate copy of the notice for delivery to the newspaper. Please email or fax a copy of the published notice to our office. Our fax number is (515) 283-1060.

Also, a "consultation session" must be set up with the local county and school district. Please refer to my separate letter attached for further details.

Please provide one fully executed set of proceedings, once all the actions have been taken, and contact me if you have any questions.

Best regards,

John P. Danos

JPD:sl
Attachments

cc: Nancy Lueck

August 4, 2014

VIA E-MAIL

Gregg Mandsager
City Administrator/City Hall
Muscatine, Iowa

Re: Consolidated Muscatine Urban Renewal Area/Consultation Session
Our File Number: 421464-41

Dear Gregg:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan or amendment to any other governmental bodies which might be affected by the use of tax increment financing within your urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property which is within the urban renewal area. This consultation must be held at least two weeks prior to the public hearing on September 4, 2014.

It is our understanding that the property within your urban renewal area would affect Muscatine County and the Muscatine Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Muscatine County Auditor
Muscatine County Courthouse
414 E 3rd Street, Ste. 101
Muscatine, Iowa 52761

Superintendent
Muscatine Community School District
2900 Mulberry Avenue
Muscatine, Iowa 52761

Please call me if you have questions.

Best regards,

John P. Danos

JPD:sl

cc: Nancy Lueck

[City letterhead]

DATE: _____

TO: Board of Supervisors, Muscatine County
Superintendent, Muscatine Community School District

FROM: City Council
City of Muscatine, Iowa

RE: Consolidated Muscatine Urban Renewal Area

The City of Muscatine is in the process of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2014, at _____ o'clock ____m. at the _____ in Muscatine. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at _____ o'clock ____m. on September 4, 2014, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (563) 264-1550, if you have questions.

Enclosure