



FINANCE & RECORDS**MEMO**

To: Gregg Mandsager, City Administrator

From: Nancy A. Lueck, Finance Director

Date: September 29, 2014

Re: Resolution Setting Date for Public Hearing on Designation of the Expanded Consolidated Muscatine Urban Renewal Area and on Urban Renewal Plan Amendment

Introduction:

Previously, City Council established a Consolidated Urban Renewal Area and adopted an Urban Renewal Plan as provided for in the Code of Iowa. The current Urban Renewal Area consists of all property that was within the boundaries of the City at the time the resolution establishing the current Urban Renewal Area was adopted.

Background:

At this time it is proposed that City Council consider an amendment (the "Amendment") to the Plan. The proposed amendment includes (1) the addition of property to the Urban Renewal Area which includes all property annexed into the City since the previous Urban Renewal Area was established; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing in support of the administration of the City's urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support; (b) providing tax increment financing support to a private developer in connection with the construction of a new warehouse facility; (c) using tax increment financing to support the Iowa Reinvestment District Project; (d) constructing HVAC improvements, electrical system improvements and replacing windows at the municipal art center; (e) constructing HVAC improvements at City Hall; and (f) providing tax increment financing support to the Greater Muscatine Chamber of Commerce and Industry. Prior to considering the Urban Renewal Plan amendment, a public hearing is required.

Recommendation:

It is recommended that the City Council take action to approve the attached resolution setting November 3, 2014 as the date for the public hearing on the proposed Designation of the Expanded Consolidated Muscatine Urban Renewal Area and on the Urban Renewal Plan Amendment. It is further recommended that Gregg Mandsager be designated as the City's representative in connection with consultation process required by Section 403.5 of the Code of Iowa.

Please include this resolution on the agenda for the October 2, 2014 Council meeting.

Backup Information:

1. Resolution
2. Public Notice
3. Attachments

SET DATE FOR HEARING ON
EXPANDED URBAN RENEWAL AREA
DESIGNATION AND URBAN
RENEWAL PLAN AMENDMENT

421464-39

Muscatine, Iowa

October 2, 2014

The Council of the City of Muscatine, Iowa, met on October 2, 2014, at 7:00 o'clock, p.m., at the City Hall Council Chambers, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and 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 boundaries of the Consolidated Muscatine Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the Area, 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. _____

Resolution Setting Date for Public Hearing on Designation of the Expanded Consolidated Muscatine Urban Renewal Area and 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, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing in support of the administration of the City’s urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support; (b) providing tax increment financing support to a private developer in connection with the construction of a new warehouse facility; (c) using tax increment financing to support the Iowa Reinvestment District Project; (d) constructing HVAC improvements, electrical system improvements and replacing windows at the municipal art center; (e) constructing HVAC improvements at City Hall; and (f) providing tax increment financing support to the Greater Muscatine Chamber of Commerce and Industry; and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and 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 the 6th day of November, 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, 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.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved this October 2, 2014.

Mayor

Attest:

City Clerk

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
CONSOLIDATED URBAN RENEWAL AREA AND 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 November 6, 2014, the City Council of the City of Muscatine will hold a public hearing on the question of amending the plan for the Consolidated Urban Renewal Area and designating an expanded Consolidated Muscatine Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property within the following boundaries:

All real property situated in the City of Muscatine, Iowa as of November 1, 2014.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment includes the authorization of new urban renewal projects consisting of (a) using tax increment financing in support of the administration of the City's urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support (b) providing tax increment financing support to a private developer in connection with the construction of a new warehouse facility; (c) using tax increment financing to support the Iowa Reinvestment District Project; (d) constructing HVAC improvements, electrical system improvements and replacing windows at the municipal art center; (e) constructing HVAC improvements at City Hall; and (f) providing tax increment financing support to the Greater Muscatine Chamber of Commerce and Industry.

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

EXHIBIT A
Legal Description
Expanded Consolidated Muscatine Urban Renewal Area
(2014 Addition)

All real property situated in the City of Muscatine, Iowa as of November 1, 2014.

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 2nd day of October, 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