

MINUTES OF MEETING TO SET  
HEARING DATE ON PROPOSED URBAN  
REVITALIZATION PLAN

(NRA) 421464-48

Muscatine, Iowa

September 8, 2016

A meeting of the City Council of Muscatine, Iowa, was held at \_\_\_\_\_ o'clock \_\_\_\_m.,  
at the \_\_\_\_\_, in the City, on September 8, 2016. The Mayor presided and the  
roll was called, showing members present and absent as follows:

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

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

The City Council took up and considered the establishment of a proposed urban  
revitalization area and a proposed urban revitalization plan pursuant to Chapter 404, Code of Iowa.  
Whereupon, Council Member \_\_\_\_\_ moved the adoption of the resolution  
declaring necessity and providing for notice of hearing on proposed urban revitalization plan. The  
motion was seconded by Council Member \_\_\_\_\_, and passed by record vote  
as follows:

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

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

Whereupon, the Mayor declared the resolution adopted as follows:

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

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for Muscatine Grandview Avenue Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") the City of Muscatine, Iowa (the "City"), may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the City must prepare a proposed plan for the designated urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property situated within the City (hereinafter referred to as the "Muscatine Grandview Avenue Urban Revitalization Area") be designated as a revitalization area pursuant to the Act, such Muscatine Grandview Avenue Urban Revitalization Area being legally described as formally set forth in the notice appearing as part of this resolution in Section 5 hereof; and

WHEREAS, a proposed plan (the "Proposed Plan") for the Muscatine Grandview Avenue Urban Revitalization Area is being prepared for presentation to the City Council for consideration in accordance with the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. It is hereby found and determined:

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

(b) The economic development of the Muscatine Grandview Avenue Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Muscatine Grandview Avenue Urban Revitalization Area substantially meets the criteria set forth in Section 404.1(4) of the Act.

(c) The Proposed Plan which shall be attached hereto as Exhibit A shall be prepared in accordance with the provisions of the Act.

Section 2. This City Council will meet at \_\_\_\_\_ o'clock \_\_.m., on October 13, 2016, at \_\_\_\_\_, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the Muscatine Grandview Avenue Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than four and not more than twenty days before the date on which the hearing will be held. In addition, the City Clerk is hereby directed to send notice of such hearing by ordinary mail to the last known address of the owners of record of real property located within the proposed Muscatine Grandview Avenue Urban Revitalization Area, such notice to be mailed by no later than the thirtieth day prior to the date set for the hearing.

Section 4. As authorized by the Act, this City Council hereby waives the mailing of notice to the “occupants” of city addresses located within the Muscatine Grandview Avenue Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE  
MUSCATINE GRANDVIEW AVENUE URBAN REVITALIZATION AREA  
AND THE ADOPTION OF A PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Muscatine, Iowa, a proposed Urban Revitalization Plan (the “Plan”) for the development, rehabilitation and redevelopment of the property proposed for inclusion on the Muscatine Grandview Avenue Urban Revitalization Area (the “Area”), such property lying within the City and being described as follows:

Property bearing, as of September 2, 2016, Muscatine County Property ID Number:

1302154017, 1302154019, 1302154025, 1302154026, 1302154027, 1302154028, 1302154029, 1302155020, 1302155021, 1302155022, 1302155025, 1302158016, 1302158020, 1302158022, 1302158024, 1302158028, 1302158032, 1302158036, 1302158037, 1302159002, 1302159003, 1302159004, 1302159005, 1302159009, 1302159011, 1302159012, 1302181006, 1302181010, 1302181012, 1302183007, 1302184002, 1302303008, 1302304014, 1302304015, 1302304016, 1302305001, 1302305002, 1302305003, 1302305005, 1302305006, 1302305007, 1302305010, 1302305011, 1302305012, 1302307010, 1302307011, 1302307012, 1302307013, 1302307016, 1302307018, 1302308001, 1302309001, 1302309002, 1302309003, 1302309006, 1302309007, 1303434002, 1303434004, 1303437010, 1303437011, 1303437012, 1303437013, 1303437014, 1303437015, 1303457002, 1303457008, 1303457009, 1303477009, 1303477010, 1303477011, 1303477012, 1303478006, 1303478008, 1303480006, 1303480010, 1303481001, 1303481013, 1303481016, 1303483007, 1303484003, 1303484004, 1303485005, 1303485012, 1303485013, 1303485014, 1309400012, 1309400019, 1309400021, 1309400023, 1309400027, 1309400028, 1309400029, 1309400031, 1309400039, 1309400043, 1309400041, 1310126002, 1310126003, 1310127006, 1310176002, 1310176003, 1310176004, 1310176005, 1310176006, 1310176007, 1310177004, 1310177005, 1310177006, 1310202001, 1310202005, 1310202006, 1310202009, 1310202010, 1310202012, 1310202014, 1310202015, 1310202016, 1310202017, 1310202018, 1310203002, 1310203006, 1310203007, 1310205001, 1310205002, 1310205003, 1310205004, 1310205005, 1310205006, 1310206002, 1310206009, 1310206010, 1310206011, 1310206012, 1310208001, 1310208002, 1310208005, 1310208006, 1310209008, 1310209009, 1310212002, 1310212005, 1310212006, 1310251002, 1310301010, 1310301014, 1310301015, 1310301016, 1310301018, 1310301019, 1310301022, 1310301030, 1310301035, 1310302001, 1310351001, and 1316200019.

The City Council will meet at 7:00 o'clock p.m., on October 13, 2016, at the City Hall Council Chambers, Muscatine, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the “Act”) on the proposal to adopt the Plan and the proposal to establish the above described area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all “occupants” of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the City Clerk.

Published by order of the City Council of the City of Muscatine, Iowa.

Gregg Mandsager  
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved September 8, 2016.

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Mayor

Attest:

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City Clerk

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There being no further business to come before the meeting, it was upon motion adjourned.

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Mayor

Attest:

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City Clerk

**ATTESTATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF MUSCATINE           SS:  
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of a meeting of the City Council, held as therein shown, insofar as such minutes pertain to the establishment of the Muscatine Grandview Avenue Urban Revitalization Area and the proposed Urban Revitalization Plan therefor, including a true, correct and complete copy of the resolution referred to in said minutes.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**MAILING CERTIFICATE:**

STATE OF IOWA  
COUNTY OF MUSCATINE      SS:  
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, Iowa, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, not less than thirty (30) days before the hearing on the proposed Urban Revitalization Plan, I mailed by ordinary mail to each owner of record of real property located within the Muscatine Grandview Avenue Urban Revitalization Area, a copy of the notice of hearing in the form attached to this certificate.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**(Attach hereto a copy of the notice as mailed.)**



**PUBLICATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF MUSCATINE           SS:  
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, Iowa, do hereby certify that I caused to be published a notice of public hearing, of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**(Attach hereto publisher's original affidavit of publication of notice with a clipping of the notice as published attached.)**

**(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)**

September 2, 2016

**VIA EMAIL**

Gregg Mandsager  
City Administrator/City Hall  
Muscatine, IA

Re: Muscatine Grandview Avenue Urban Revitalization Area  
Our File No. 421464-48

Dear Gregg:

We have prepared and attach proceedings relating to the adoption of a resolution declaring necessity and setting October 13<sup>th</sup> as the date for a hearing on the proposal to establish the Muscatine Grandview Avenue Urban Revitalization Area in the City of Muscatine, Iowa and to adopt a proposed urban revitalization plan for the area. We have begun the process of drafting the plan, and we will be in contact soon to discuss details.

The proceedings attached include the following items:

1. Resolution declaring necessity and providing for notice of hearing. Included as part of the resolution is the notice, which must be **published once in a newspaper (which is published at least once weekly and of general circulation in the City) not less than four and not more than twenty days before the October 13, 2016 hearing date.** The last date on which this notice can be effectively published is October 9, 2016.

**A copy of the notice must also be mailed not later than the thirtieth day prior to the October 13, 2016 hearing date, to all owners of record of property proposed for inclusion within the revitalization area.** The last date on which this notice can be effectively mailed is September 13, 2016.

2. Certificate with respect to the transcript.
3. Certificates with respect to mailing and publication of the notice.

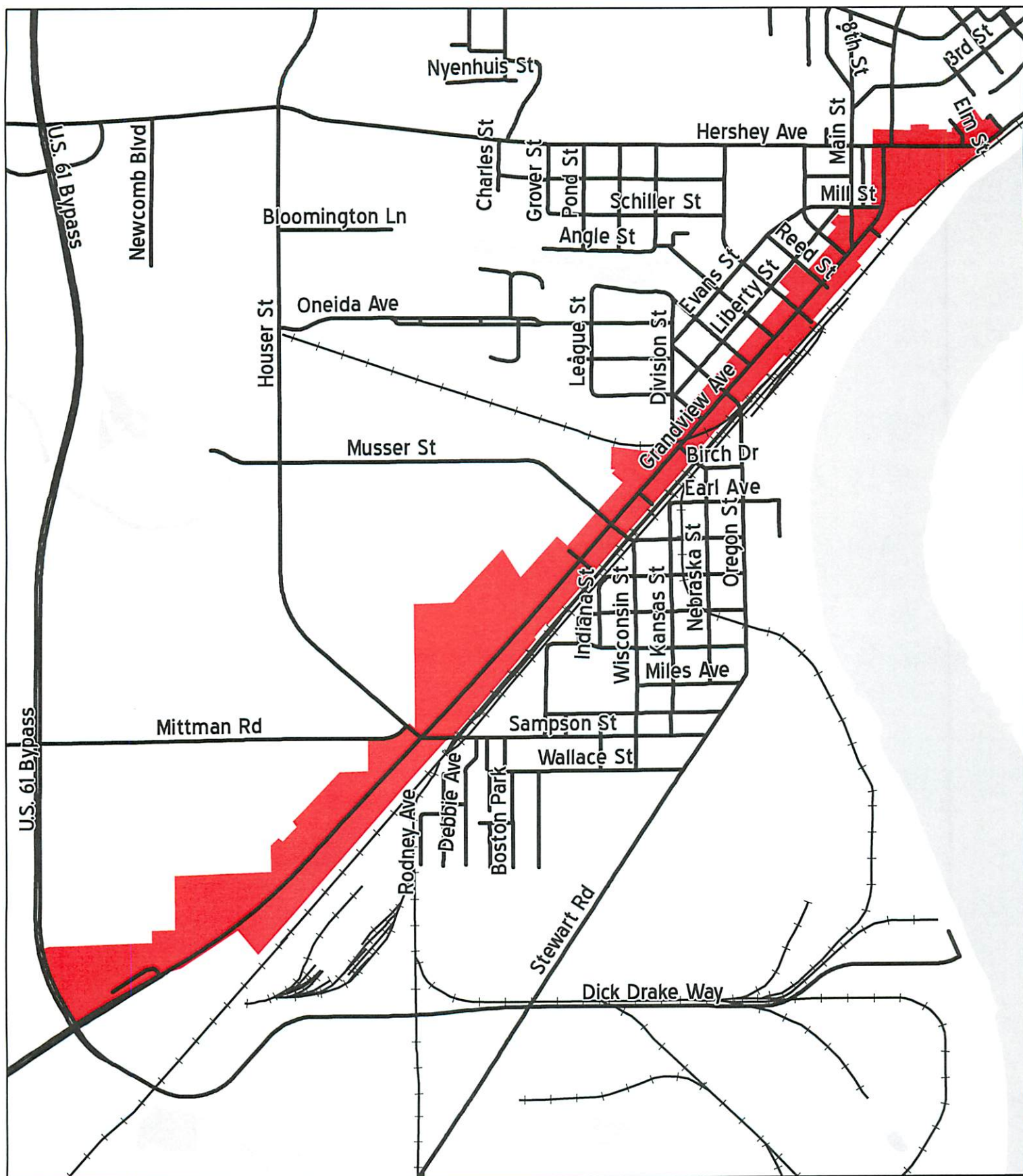
If you have any questions, please call Amy Bjork or me.

Best regards,

John P. Danos

Attachments

cc: Nancy Lueck



# DRAFT Grandview Avenue Tax Abatement District

Date Source: Muscatine Area Geographic  
 Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: July 29, 2016

0 500 1,000 2,000 Feet

