

URBAN REVITALIZATION PLAN
CITY OF MUSCATINE, IOWA
MUSCATINE PARK AVENUE URBAN REVITALIZATION AREA

2016

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area is any of the following:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.”

“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.”

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

“An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing.”

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the Muscatine Park Avenue Urban Revitalization Area (the "Revitalization Area"), and the legal description of real property to be included within the Revitalization Area is as follows:

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa bearing the following Muscatine County Property Tax Parcel Identification Numbers as of September 2, 2016:

0824376014, 0824399020, 0824399026, 0824399028, 0824399029, 0824451005, 0824451006, 0824451012, 0824451020, 0824451021, 0824451022, 0824452001, 0824452002, 0824452003, 0824452004, 0824452005, 0824452006, 0824452008, 0824452009, 0824452010, 0824452011, 0824452013, 0824452014, 0824452015, 0825126002, 0825126004, 0825126015, 0825126021, 0825126022, 0825126023, 0825126026, 0825129002, 0825178002, 0825178003, 0825178004, 0825182004, 0825182006, 0825182012, 0825182022, 0825182029, 0825201003, 0825201006, 0825201013, 0825201014, 0825201016, 0825201017, 0825251006, 0825251007, 0825251019, 0825251021, 0825251022, 0825251023, 0825251024, 0825251025, 0825252001, 0825252003, 0825252004, 0825252005, 0825252006, 0825252007, 0825401002, 0825401015, 0825401024, 0825401026, and 0825401026.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.
2. The economic development of the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for commercial and industrial purposes, and new and expanded commercial and industrial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

Commercial and Industrial Improvements.

1. **Commercial Improvements.** The construction of new and the rehabilitation of and additions to existing commercial facilities.

2. **Industrial Improvements.** The construction of new and the rehabilitation of and additions to existing industrial facilities.

3. **Exemption.** At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial or industrial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of ten years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property must be at least 15%. All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Muscatine, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will commence on the effective date of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Revitalization Area; and,
3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the Muscatine County Assessor (the "Assessor") for review, pursuant to Section 404.5 of the Code of Iowa. The Assessor shall make a physical review of all properties with approved applications. The Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions

for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

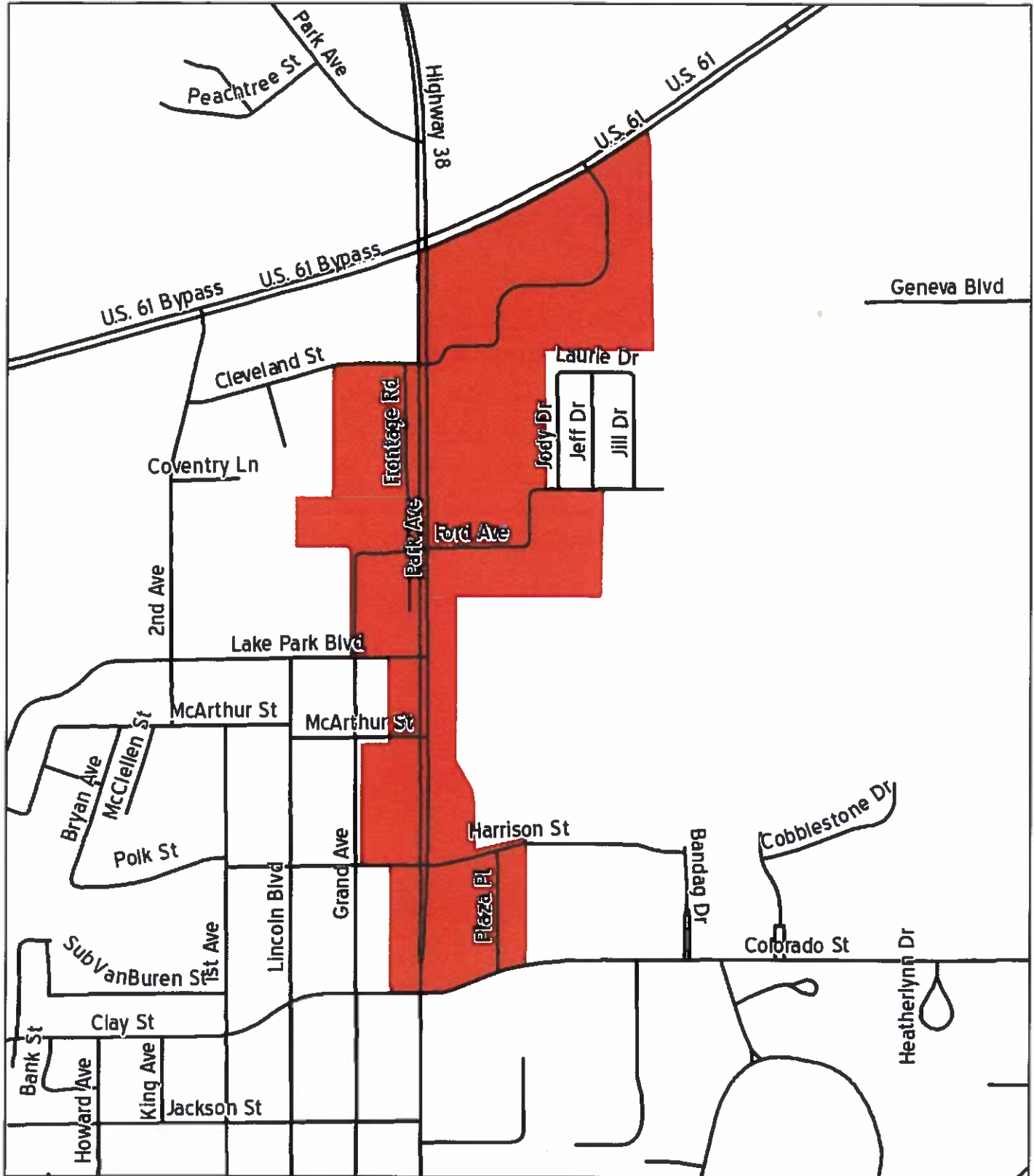
The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

The real property being included as part of the Revitalization Area has also been included in the City's existing Consolidated Muscatine Urban Renewal Area established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City.

EXHIBIT A

MAP OF PROPERTY IN MUSCATINE REVITALIZATION AREA



Muscatine Park Avenue Urban Revitalization Area

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: September 8, 2016

 Muscatine Park Avenue Urban Revitalization Area



EXHIBIT B

**NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE
REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY**

Parcel #	Name	Address 1	Address 2	Address 3	Zip	Zip +4	2016 Land Val.	2016 Bldg Value	Zoning
0824399020	SEAFOOD PROPERTY NO 21 LLC		6001 MONTROSE RD STE 600	ROCKVILLE MD	20852	4873	206,980.00	148,040	MU-C1-Neighborhood-General Commercial
0824399026	D K PROPERTIES LP				0	0	397,650.00	337,310	MU-C1-Neighborhood-General Commercial
0824399028	SUNRISE INVESTING LLC		2506 PARK AVE	MUSCATINE IA	52761	5637	222,750.00	394,550	MU-C1-Neighborhood-General Commercial
0824399029	LLOYD'S PLAN INC		3717 BRADY ST	DAVENPORT IA	52806	6022	195,530.00	285,070	MU-C1-Neighborhood-General Commercial
0824451005	MILLER RUSSELL J		PO BOX 392	KALONA IA	52247	392	79,680.00	300,120	MU-M1 - M1-Light Industrial
0824451006	MUSCATINE PLAZA PROPERTIES LLC		1500 PLAZA PL	MUSCATINE IA	52761	5315	72,880.00	283,040	MU-M1 - M1-Light Industrial
0824451012	WEAVER ENTERPRISES LTD		10216 W CIVIL DEFENSE RD	BRIMFIELD IL	61517	9444	240,900.00	264,530	MU-M1 - M1-Light Industrial
0824451020	ALCOA EMPLOYEES & COMMUNITY		1710 GRANT ST	BETTENDORF IA	52722	4925	364,650.00	609,160	MU-M1 - M1-Light Industrial
0824451021	CARVER PUMP COMPANY		2415 PARK AVE	MUSCATINE IA	52761	5691	178,040.00	2,399,170	MU-M1 - M1-Light Industrial
0824452001	RUPPEL LLC		998 FREMONT AVE	MUSCATINE IA	52004	3608	334,130.00	376,000	MU-M1 - M1-Light Industrial
0824452001	88D REAL ESTATE LLC		310 CLEVELAND ST	MUSCATINE IA	52761	5668	681,450.00	612,920	MU-C1-Neighborhood-General Commercial
0824452002	USRP FUNDING 2001-A LP		1877 NORTH ROCKROAD	WICHITA KS	67206	1260	382,800.00	494,530	MU-M1 - M1-Light Industrial
0824452003	PAROCCHETTI DENISE M TR		4123 24TH AVE	MOLINE IL	61265	5010	336,600.00	292,850	MU-M1 - M1-Light Industrial
0824452004	PREMIER HOSPITALITY INC		1506 E 7TH ST	COAL VALLEY IL	61240	9176	333,850.00	890,420	MU-M1 - M1-Light Industrial
0824452005	MARINE CREDIT UNION		404 CLEVELAND ST	MUSCATINE IA	52761	5800	85,970.00	177,380	MU-M1 - M1-Light Industrial
0824452006	FRANCHISE MANAGEMENT SYSTEMS INC		PO BOX 3729	CHAMPAIGN IL	61826	3729	317,630.00	425,490	MU-M1 - M1-Light Industrial
0824452008	KOCHNEFF KAREN		1503 NEW HAMPSHIRE	MUSCATINE IA	52761	1855	83,660.00	116,660	MU-M1 - M1-Light Industrial
0824452009	GILL SUSAN L		2915 BONNIE DR	MUSCATINE IA	52761	3679	85,580.00	126,450	MU-M1 - M1-Light Industrial
0824452011	RV HOSPITALITY INC		1530 MAIN ST	OSAGE IA	50461	1857	317,630.00	642,030	MU-M1 - M1-Light Industrial
0824452013	HACKETT JEFF M		2310 BURLINGTON RD	MUSCATINE IA	52761	9514	67,100.00	184,670	MU-M1 - M1-Light Industrial
0824452014	DRK MUSCATINE LLC		251 GRANADA HL	CORDILLERA CO	81632	6266	168,300.00	372,700	MU-M1 - M1-Light Industrial
0824452015	DRK MUSCATINE LLC		251 GRANADA HL	CORDILLERA CO	81632	6266	160,880.00	286,590	MU-M1 - M1-Light Industrial
0825126002	SHREE HANUMAN LLC		2330 7TH AVE	MARION IA	52302	3664	456,020.00	191,620	MU-C1-Neighborhood-General Commercial
0825126004	PARK AVENUE PROPERTIES LLC		4943 E EMLITA AVE	MESA AZ	85206	2810	274,400.00	277,910	MU-C1-Neighborhood-General Commercial
0825126015	TULIP ENTERPRISES LLC		6800 JERSEY RDG RD	DAVENPORT IA	52807	3217	240,080.00	263,530	MU-C1-Neighborhood-General Commercial
0825126021	LAKE PARK PROPERTIES LLC		109 LAKE PARK BLVD	MUSCATINE IA	52761	5450	53,630.00	506,090	MU-C1-Neighborhood-General Commercial
0825126022	LAGONE AMERICO ROBERT		2220 PARK AVE	MUSCATINE IA	52761	5442	116,600.00	254,000	MU-C1-Neighborhood-General Commercial
0825126023	MUSCATINE VETERINARY REALTY INC		2200 PARK AVE	MUSCATINE IA	52761	5492	145,750.00	154,190	MU-C1-Neighborhood-General Commercial
0825126026	BEATON HOLDING COMPANY LC		5805 COUNCIL ST NE	CEDAR RAPIDS IA	52402	5827	306,900.00	313,080	MU-C1-Neighborhood-General Commercial
0825129002	WINDMILL HILL L C		PO BOX 17	DAVENPORT IA	52805	17	298,380.00	466,100	MU-C1-Neighborhood-General Commercial
0825178002	DEW ENTERPRISES LLC		3200 MULBERRY AVE	MUSCATINE IA	52761	2319	451,000.00	689,570	MU-C1-Neighborhood-General Commercial
0825178003	BURNS & SONS PROPERTY		1820 PARK AVE	MUSCATINE IA	52761	5436	331,380.00	269,270	MU-C1-Neighborhood-General Commercial
0825178004	FIRST FEDERAL SAVING & LOAN ASSOC OF DAV		2800 EAST LAKE ST	MINNEAPOLIS MN	55406	1930	239,250.00	375,540	MU-C1-Neighborhood-General Commercial
0825182006	VASHI & VASHI LLC		1670 PARK AVE	MUSCATINE IA	52761	5343	179,440.00	233,670	MU-C1-Neighborhood-General Commercial
0825182012	DEL BOYS DIAMONDS INC		904 MIDDLE RD	BETTENDORF IA	52722	4104	85,800.00	116,960	MU-C1-Neighborhood-General Commercial
0825182022	GREENFIELD ENVIRONMENTAL		PO BOX 1169	HELENA MT	59624	1189	160,520.00	720	MU-C1-Neighborhood-General Commercial
0825182029	J & M REALTY HOLDINGS LLC		1916 N STURDEVANT ST	DAVENPORT IA	52804	2128	170,060.00	183,000	MU-C1-Neighborhood-General Commercial
0825201003	W I D INC		503 W BYPASS HWY 61	MUSCATINE IA	52761	8921	274,450.00	759,600	MU-C1-Neighborhood-General Commercial
0825201006	NORTON C DIANE		209 FORD AVE	MUSCATINE IA	52761	5625	229,350.00	242,680	MU-C1-Neighborhood-General Commercial
0825201013	SDN/KRE ENDEAVORS LLC		1805 STATE ST #101	BETTENDORF IA	52722	4978	577,500.00	538,330	MU-C1-Neighborhood-General Commercial
0825201014	SDN/KRE ENDEAVORS LLC		1805 STATE ST #101	BETTENDORF IA	52722	4978	99,000.00	58,290	MU-C1-Neighborhood-General Commercial
0825201016	MUSCATINE MALL MANAGEMENT II LLC		1903 PARK AVE	MUSCATINE IA	52761	5400	430,650.00	342,920	MU-C1-Neighborhood-General Commercial
0825251006	CENTRAL STATE BANK		PO BOX 146	MUSCATINE IA	52761	74	414,480.00	762,560	MU-C1-Neighborhood-General Commercial
0825251007	PHILLIPS BROS RENTAL INC		1815 PLAZA PL	MUSCATINE IA	52761	5349	89,760.00	84,630	MU-C1-Neighborhood-General Commercial
0825251019	COLE WG MUSCATINE IA LLC		PO BOX 1159	DEERFIELD IL	60015	6002	422,400.00	1,158,750	MU-C1-Neighborhood-General Commercial
0825251021	MUSCATINE MALL MANAGEMENT II LLC		1903 PARK AVE	MUSCATINE IA	52761	5400	151,800.00	13,320	MU-C1-Neighborhood-General Commercial
0825251022	ALIMOSKI ENVER		PO BOX 42	WILTON IA	52778	42	135,300.00	128,960	MU-C1-Neighborhood-General Commercial
0825251023	MUSCATINE REAL ESTATE HOLDINGS LLC		PO BOX 69	BETTENDORF IA	52722	2	290,400.00	379,720	MU-C1-Neighborhood-General Commercial
0825251024	BGA LLC		2111 PARK AVE	MUSCATINE IA	52761	5441	165,000.00	260,150	MU-C1-Neighborhood-General Commercial

Parcel #	Name	Address 1	Address 2	Address 3	Zip	Zip +4	2016 Land Value	2016 Bldg Value	Zoning
0825251025	MUSCATINE STARBUCKS PARTNERSHIP LLC	% MUSCATINE MALL MANAGEMENT	1903 PARK AVE	MUSCATINE IA	52761	5400	203,980.00	12,700	MU-C1-Neighborhood-General Commerical
0825252001	AYALA JUAN		3520 BEAVER AVE	DES MOINES IA	50310	3264	113,300.00	189,290	MU-C1-Neighborhood-General Commerical
0825252003	M & L RENTAL PROPERTIES LLC		218 BALD EAGLE DR	MUSCATINE IA	52761	5375	58,520.00	194,560	MU-C1-Neighborhood-General Commerical
0825252004	LEAVITT RICHARD W		1601 PLAZA PL	MUSCATINE IA	52761	0	55,000.00	186,590	MU-C1-Neighborhood-General Commerical
0825252005	JUAN INC		3520 BEAVER AVE	DES MOINES IA	50310	3264	183,150.00	114,960	MU-C1-Neighborhood-General Commerical
0825252006	MUSCATINE PLAZA PROPERTIES LLC		1500 PLAZA PL	MUSCATINE IA	52761	5315	55,000.00	260,090	MU-C1-Neighborhood-General Commerical
0825252007	GTM PROPERTIES LLC		1501 PLAZA PLACE	MUSCATINE IA	52761	5346	55,000.00	191,870	MU-C1-Neighborhood-General Commerical
0825401002	PHILLIPS STEVEN F		2724 BIRDIE DR	MUSCATINE IA	52761	9711	11,510.00	-	MU-C1-Neighborhood-General Commerical
0825401015	NEW RAPID OF KANSAS LLC		1223 N ROCK RD BLDG B	WICHITA KS	67206	1277	191,090.00	108,440	MU-C1-Neighborhood-General Commerical
0825401024	PHILLIPS STEVEN		2724 BIRDIE DR	MUSCATINE IA	52761	9711	9,410.00	-	MU-C1-Neighborhood-General Commerical
0825401026	GTM PROPERTIES LLC		1501 PLAZA PLACE	MUSCATINE IA	52761	5346	6,440.00	-	MU-C1-Neighborhood-General Commerical