



City Hall, 215 Sycamore St.  
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**COMMUNITY DEVELOPMENT**

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

**Date:** November 2, 2016  
**To:** Mayor and City Council  
**From:** Dave Gobin, Community Development Director  
**Cc:** Gregg Mandsager, City Administrator  
**Re:** Request to Set Public Hearing

**INTRODUCTION:** Over the last several years, the City has engaged in discussions to assist the development of a new downtown hotel and provided significant efforts to assist with financing the facility.

**BACKGROUND:** Staff has been involved with coordinating the hotel project and the upgrades to the Mississippi Drive corridor project. The City is considering a 99-year ground lease of a small portion of Mississippi Drive and a dedicated right-of-way on Chestnut Street as part of the overall project. A public hearing is required for long-term leases.

**RECOMMENDATION:** Staff is requesting Council approve a Resolution to Set a Public Hearing for November 17<sup>th</sup> to have a public discussion of these commitments.

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

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING  
ON PROPOSED LEASE AGREEMENT WITH MLC LAND COMPANY LLC  
FOR PORTION OF MISSISSIPPI DRIVE AS PART OF HOTEL PROJECT**

WHEREAS, the City of Muscatine in cooperation with MLC Land Company LLC, the developers of the new downtown hotel, is proposing a 99-year lease agreement for a small portion of Mississippi Drive as part of the Hotel Project; and

WHEREAS, a public hearing must be conducted for any lease agreement that involves more than a three (3) year lease of real property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE THAT:

SECTION 1: On November 17, 2016 at 7:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing on the proposed lease agreement with MLC Land Company LLC for a portion of Mississippi Drive as part of the Hotel Project; and

SECTION 2: The City Clerk shall give notice of such public hearing by publication in the Muscatine Journal not less than four (4) nor more than twenty (20) days prior to the date set for the public hearing. The notice shall be in the following form:

(Notice of Public Hearing attached)

PASSED, APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2016.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

\_\_\_\_\_  
Diana L. Broderson, Mayor

ATTEST:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

**PUBLIC NOTICE**

**NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING  
ON PROPOSED LEASE AGREEMENT WITH MLC LAND COMPANY LLC  
FOR PORTION OF MISSISSIPPI DRIVE AS PART OF HOTEL PROJECT**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa, will hold a Public Hearing to allow comments on a proposed lease agreement with MLC Land Company LLC for a portion of Mississippi Drive as part of the Hotel Project.

This Public Hearing will be held in the City Council Chambers of City Hall located at 215 Sycamore Street in Muscatine, Iowa, on November 17, 2016 at 7:00 p.m. All interested persons are invited to attend and will be given an opportunity to be heard relative to this matter.

Gregg Mandsager, City Clerk