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FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator

From: Nancy A. Lueck, Finance Director

Date: March 12, 2018

Re: Resolution to Declare Necessity and Establish an Urban Renewal Area and Approve Urban Renewal Plan Amendment

Introduction:

At the March 1, 2018 meeting, City Council set a public hearing for March 15, 2018 on expanding the current Urban Renewal Area and Amending the Urban Renewal Plan.

Background:

The Urban Renewal Area expansion is for the property recently annexed into the city for the White Distributing and Supply LLC development project.

The Urban Renewal Plan Amendment (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the Small Business Forgivable Loan Program previously approved by the City Council in the September 4, 2014 and October 20, 2016 amendments to the Plan; (3) updates the description of the Urban Renewal Administration and Professional Support Program previously approved by the City Council in the November 6, 2014 amendment to the Plan; (4) updates the description of the Greater Muscatine Chamber of Commerce and Industry Support Program previously approved by the City Council in the November 6, 2014 amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to White Distribution & Supply, LLC in connection with the expansion of its existing manufacturing and warehousing facilities; (b) providing tax increment financing support to Steamboat Village, LLC in connection with the construction of multifamily housing affordable to families of low and moderate income; (c) providing tax increment financing support to TIF Oak Park, Inc. in connection with the construction of multifamily housing affordable to seniors of low and moderate income; (d) using tax increment financing to pay the costs of constructing improvements to Riverside Park; (e) using tax increment financing to pay the costs of reconstructing and enhancing Grandview Avenue; and (f) using tax increment financing to the pay the costs of the Community Branding and Marketing Project.

Summary:

Please include the attached resolution to declare necessity and establish and Urban Renewal Area and approve Urban Renewal Plan Amendment on the agenda for the March 15, 2018 meeting. Please contact me if you have any questions or need additional information.

MARCH, 2018 CONSOLIDATED
MUSCATINE URBAN RENEWAL
AREA ADDITION DESIGNATION AND
PLAN HEARING

421464-52

Muscatine, Iowa

March 15, 2018

The City Council of the City of Muscatine, Iowa, met on March 15, 2018, at 7:00 o'clock, p.m., at the City Hall Council Chambers, in the City of Muscatine for the purpose of conducting 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 City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the designation of the expanded Consolidated Muscatine Urban Renewal Area and on an urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area", seconded by Council Member _____. After 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 and signed approval thereto.

RESOLUTION NO.94206-0318

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Muscatine, Iowa (the “City”) by resolution previously established 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 real property (the “Property”) lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; 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; (2) updates the description of the Small Business Forgivable Loan Program previously approved by the City Council in the September 4, 2014 and October 20, 2016 amendments to the Plan; (3) updates the description of the Urban Renewal Administration and Professional Support Program previously approved by the City Council in the November 6, 2014 amendment to the Plan; (4) updates the description of the Greater Muscatine Chamber of Commerce and Industry Support Program previously approved by the City Council in the November 6, 2014 amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to White Distribution & Supply, LLC in connection with the expansion of its existing manufacturing and warehousing facilities; (b) providing tax increment financing support to Steamboat Village, LLC in connection with the construction of multifamily housing affordable to families of low and moderate income; (c) providing tax increment financing support to TIF Oak Park, Inc. in connection with the construction of multifamily housing affordable to seniors of low and moderate income; (d) using tax increment financing to pay the costs of constructing improvements to Riverside Park; (e) using tax increment financing to pay the costs of reconstructing and enhancing Grandview Avenue; and (f) using tax increment financing to pay the costs of the Community Branding and Marketing Project; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of amending the plan for the Urban Renewal Area and designating an expanded Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, and the Council has conducted said hearing on March 15, 2018; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Muscatine County and the Muscatine Community School District; the consultation meeting was held on the 31st day of January, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated as the March, 2018 Consolidated Muscatine Urban Renewal Area Addition.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved March 15, 2018.

Allen Harvey, Mayor Pro Tem

Attest:

Gregg Mandsager, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A
Legal Description
March, 2018 Consolidated Muscatine Urban Renewal Area Addition

A tract of land located in the Northeast Quarter and the Northwest Quarter of Section 24, Township 77 North, Range 2 West of the 5th P.M., Muscatine County, Iowa. Said tract more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 24; thence North 89°28'58" East (assumed bearing) 904.20 feet on the North line of the Northeast Quarter of said Section 24; thence South 00°30'17" East 2642.65 feet to the South line of the Northeast Quarter of said Section 24; thence South 89°30'02" West 741.74 feet on said South line to the Easterly right-of-way of State Highway No. 38; thence North 16°25'35" West 763.21 feet on said Easterly right-of-way; thence North 30°29'55" West 154.85 feet on said Easterly right-of-way; thence North 21°40'59" West 534.60 feet on said Easterly right-of-way; thence North 24°49'01" West 308.06 feet on said Easterly right-of-way; thence North 21°40'59" West 1095.53 feet on said Easterly right-of-way to the North line of the Northwest Quarter of said Section 24; thence North 89°30'12" East 886.89 feet on said North line to the point of beginning. Said tract contains 75.19 acres.

AND

A tract of land located in the Southwest Quarter of Section 13, Township 77 North, Range 2 West of the 5th P.M., Muscatine County, Iowa. Said tract more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 13; thence South 89°30'12" West 99.46 feet on the South line of the Southwest Quarter of said Section 13 to the Point of Beginning of the tract herein described; thence continuing South 89°30'12" West on said Southerly line 787.43 feet; thence North 21°40'59" West on the Easterly right-of-way of State Highway No. 38 a distance of 8.58 feet; thence North 89°30'12" East 790.53 feet; thence South 00°00'00" East 8.00 feet to the Point of Beginning. Said tract contains 0.11 acres.

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Upon motion and vote, the meeting adjourned.

Allen Harvey, Mayor Pro Tem

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Muscatine, and 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 designating the expanded Consolidated Muscatine Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS MY HAND this _____ day of _____, 2018.

Gregg Mandsager, City Clerk



March 8, 2018

VIA EMAIL

Gregg Mandsager
City Administrator/City Hall
Muscatine, IA

Re: Consolidated Muscatine Urban Renewal Area
Our File No. 421464-52

Dear Gregg:

Attached please find two sets of proceedings for use by the City Council at their March 15, 2018 meeting.

The first set of proceedings covers the City Council's action in holding a public hearing on the designation of the expanded urban renewal area and adopting a resolution to approve the amended urban renewal plan for that area.

The second set of proceedings covers the adoption of the tax increment ordinance for the 2018 Addition to the Urban Renewal Area. We have prepared the proceedings on the presumption that the City Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. This waiver requires the affirmative vote of not less than six of the seven City Council Members. If the Council does not choose to follow this procedure, we will be happy to provide substitute proceedings covering the separate considerations of the ordinance.

Once the ordinance has been finally adopted, it must be published and a copy must be filed with the County Auditor of Muscatine County. Please print extra copies of the ordinance for publishing and filing, and certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact Amy Bjork or me if you have any questions.

Best Regards,

John P. Danos

Attachments

cc: Nancy Lueck

CITY OF MUSCATINE, IOWA

URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

February, 2018

The Urban Renewal Plan (the "Plan") for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") is being amended for the purpose of (1) adding property to the Urban Renewal Area; (2) updating the description of certain projects previously approved by the City Council in prior amendments to the Plan; and (3) identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the February, 2018 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Update Description of the City's Small Business Forgivable Loan Program. The City approved the Small Business Forgivable Loan Program in the September, 2014 Amendment to the Plan. It is now necessary to update the description of the Small Business Forgivable Loan Program. The description of the Small Business Forgivable Loan Program shall now read as follows:

Name of Project: Small Business Forgivable Loan Program

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: September 4, 2014, as amended October 20, 2016 and February 15, 2018.

Description of Small Business Forgivable Loan Program: The City acknowledges the importance of the success of local businesses to the promotion of economic development in the City. The Small Business Forgivable Loan Program is designed to provide public support to the development and improvement of local businesses in the Urban Renewal Area. The City will provide fiscal support to the Program through the provision of economic development forgivable loans (the "Forgivable Loans") to small businesses situated in certain districts highlighted on the map attached as Exhibit A to the September, 2014 Amendment.

The Forgivable Loans will be targeted to assist with the promotion of in-fill, redevelopment and facilities enhancement of qualifying small businesses. It is anticipated that the Forgivable Loans will continue to be made in each of the City's 2019 through 2024 fiscal years. Over the course of these fiscal years, the City will consider making Forgivable

Loans to eligible applicants in an aggregate amount not to exceed \$600,000. The City Staff will develop appropriate materials, including agreements and applications, for the administration of the Forgivable Loans.

Description of Use of TIF for the Program: It is anticipated that the City will fund the Forgivable Loans with borrowed funds or with the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Forgivable Loans will not exceed \$600,000.

The City's use of incremental property tax revenues for the Forgivable Loans in the City's 2018 fiscal year will be governed by the September, 2014 Amendment.

3) Update Description of the Urban Renewal Administration and Support Program.

The City approved the Urban Renewal Administration and Professional Support Program in the November 6, 2014 Amendment to the Plan. It is now necessary to update the description of the Urban Renewal Administration and Professional Support Program. The description of the Urban Renewal Administration and Professional Support Program shall now read as follows:

Name of Project: Urban Renewal Administration and Professional Support Program (the "Admin Program")

Name of Urban Renewal Area: Muscatine Consolidated Urban Renewal Area

Date of Council Approval of Admin Program: November 6, 2014, as amended February 15, 2018

Description of Project: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City's 2019 through 2024 fiscal years. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Program from the proceeds of internal advances (the "Advances") of cash on hand. The City's annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The amount of the Advances will be determined from year to year. The total amount of incremental property tax revenues to be applied to the City's Admin Program for the City's fiscal years 2019 through 2024 shall not exceed \$1,150,000.

The use of incremental property tax revenues for the Admin Program in the City's 2018 fiscal year will be governed by the November, 2014 Amendment.

4) Update Description of the Greater Muscatine Chamber of Commerce and Industry Support Program.

The City approved the Greater Muscatine Chamber of Commerce and Industry Support Program in the November 6, 2014 Amendment to the Plan. It is now necessary to update the description of the Greater Muscatine Chamber of Commerce and Industry Support Program. The description of the Greater Muscatine Chamber of Commerce and Industry Support Program shall now read as follows:

Name of Project: Greater Muscatine Chamber of Commerce and Industry Support Program (the “Program”)

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Program: November 6, 2014, as amended February 15, 2018

Declaration of Greater Muscatine Chamber of Commerce and Industry Support Program as an Urban Renewal Project:

The City Council acknowledges the importance of the Greater Muscatine Chamber of Commerce and Industry to the economic development of the City. The City intends to continue to provide economic development support to the Greater Muscatine Chamber of Commerce and Industry through economic development payments (the “Payments”) in an aggregate amount not to exceed \$270,000 in the City’s 2019 through 2024 fiscal years.

Description of Use of TIF: The City will fund its support payments under the Program from the proceeds of loans or internal advances of cash on hand. The City’s annual contributions to the Program will be determined from year to year. The City will repay its obligations incurred for the funding of the Payments to the Program with incremental property tax revenues to be derived from the Urban Renewal Area.

The use of incremental property tax revenues for the Program in the City’s 2018 fiscal year will be governed by the November, 2014 Amendment.

5) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A)

Name of Project: White Distribution & Supply, LLC Development Project

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 15, 2018

Description of Project and Project Site: White Distribution & Supply, LLC (the “Company”) has proposed to undertake the expansion of its existing manufacturing and warehousing facilities (the “White Distribution Project”) for use in its business operations

on certain real property situated in the Urban Renewal Area at 3702 Park Avenue (the “White Distribution Property”). It is anticipated that the Company will add 15 or more employees to its Muscatine workforce in connection with the White Distribution Project.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the White Distribution Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$7,500.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the White Distribution Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the White Distribution Project.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the “Development Agreement”) with the Company with respect to the White Distribution Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the White Distribution Property. It is anticipated that the Payments will be made subject to annual appropriation by the City Council. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the White Distribution Project will not exceed \$445,000, plus the Admin Fees.

B)

Name of Project: Steamboat Village, LLC Low and Moderate Income Housing Development Project

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 15, 2108

Description of the Project and Project Site: Steamboat Village, LLC (the “Developer”) has proposed to undertake the development of an apartment complex consisting of two three-story walk-up buildings with a total of approximately forty-eight to fifty-two units (the “Steamboat LMI Housing Project”) on certain real property situated in the Urban Renewal Area and bearing Muscatine County Property Tax Parcel Identification Number 0822351012 (the “Steamboat LMI Housing Property”). It is intended that 45 of the apartment units constructed in connection with the Steamboat LMI Housing Project will be affordable for families of low and moderate income. The addition

of new affordable housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Steamboat LMI Housing Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$7,500.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the Steamboat LMI Housing Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Steamboat LMI Housing Project.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the “Development Agreement”) with the Developer with respect to the Steamboat LMI Housing Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Steamboat LMI Housing Property. It is anticipated that the Payments will be made subject to annual appropriation by the City Council. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Steamboat LMI Housing Project will not exceed \$540,000, plus the Admin Fees.

C)

Name of Project: TIF Oak Park, Inc., LLC Low and Moderate Income Housing Development Project

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 15, 2108

Description of the Project and Project Site: TIF Oak Park, Inc. (the “Developer”) has proposed to undertake the development of senior-living complex consisting of sixteen triplexes and a community room with a total of approximately forty-eight units (the “TIF Oak Park LMI Housing Project”) on certain real property situated in the Urban Renewal Area and bearing Muscatine County Property Tax Parcel Identification Number 0826226005 (the “TIF Oak Park LMI Housing Property”). It is intended that the units constructed in connection with the TIF Oak Park LMI Housing Project will be affordable for seniors of low and moderate income. The addition of new affordable housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the TIF Oak Park LMI Housing Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$7,500.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the TIF Oak Park LMI Housing Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the TIF Oak Park LMI Housing Project.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the “Development Agreement”) with the Developer with respect to the TIF Oak Park LMI Housing Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the TIF Oak Park LMI Housing Property. It is anticipated that the Payments will be made subject to annual appropriation by the City Council. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the TIF Oak Park LMI Housing Project will not exceed \$498,000, plus the Admin Fees.

D)

Name of Project: 2019-2025 Riverside Park Improvements Project (the “Riverside Park Improvements Project”)

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of the Project: February 15, 2018

Description of Project and Project Site: The Riverside Park Improvements Project will consist of the construction of improvements to Riverside Park including (i) the construction of an amphitheater; (ii) the installation of a riverboat cruise dock and gang way; (iii) the installation of a transient boat dock; (iv) the construction of a beer garden venue; (v) the construction of a public scalloped terrace.

It is anticipated that the completed Riverside Park Improvements Project will have a positive impact on commerce and economic development in the Urban Renewal Area through the provision of enhanced recreational amenities.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Riverside Park Improvements Project with either borrowed funds and/or the proceeds of

an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Riverside Park Improvements Project will not exceed \$2,000,000.

Analysis of Use of TIF: Because the Riverside Park Improvements Project includes City building improvements, the City has analyzed its proposed use of incremental property tax revenues for the funding of the Riverside Park Improvements Project and alternative development and funding options for the Riverside Park Improvements Project, in accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined that the provision of superior parks and recreational facilities are essential to the economic development of the City. Maintaining and enhancing the parks of the City, as described above, will positively impact commerce, growth and development in the Urban Renewal Area. There are no other development options feasible on the property on which the Riverside Park Improvements Project will be constructed.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: The Local Option Sales and Services Tax Revenues are authorized to be used exclusively by the City for sanitary sewer system and street improvement projects.

* General Fund: The City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund reserves to aid in the Riverside Park Improvements Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City Council has determined that the debt service levy rate should not be raised for the Riverside Park Improvements Project. The City will be required to raise the debt service levy for projects that do not qualify for tax increment financing. Raising the current debt service levy rate for the Riverside Park Improvements Project would result in an undue burden to the citizens of the City. The use of tax increment financing will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives which are enhanced by the Riverside Park Improvements Project.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Riverside Park Improvements Project.

* Fundraising: The City will undertake fundraising initiatives to aid in the funding of the Riverside Park Improvements Project, including partnering with local businesses to fund a portion of the Riverside Park Improvements Project.

* Grant Proceeds: The City will apply for grants to fund a portion of the Riverside Park Improvements Project.

E)

Name of Project: Grandview Avenue Reconstruction Project

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 15, 2018

Description of Project and Project Site: The Grandview Avenue Reconstruction Project will consist of street reconstruction, lane reconfiguration, intersection realignments and streetscaping; construction of storm water drainage system improvements; construction of sidewalk improvements; the installation of street lighting and traffic signals; the burial of overhead utility lines; and the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Grandview Avenue from and including its intersection with Carver Corner on the northeast and continuing southwest to and including its intersection with the Highway 61 Bypass.

It is expected that the completed Grandview Avenue Reconstruction Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Grandview Avenue Reconstruction Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Grandview Avenue Reconstruction Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Grandview Avenue Reconstruction Project will not exceed \$2,000,000.

F)

Name of Project: Urban Renewal Community Branding and Marketing Program (the “Marketing Program”)

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 15, 2018

Description of Marketing Program: The City will undertake the development of marketing and branding materials and the necessary marketing activities to (i) attract new businesses, industries, and housing development to the Urban Renewal Area; (ii) increase tourism in the Urban Renewal Area; and (iii) support economic development initiatives in the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Marketing Program with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Marketing Program for the City’s fiscal years 2019 and 2020 shall not exceed \$40,000.

6) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$67,407,175</u>
Outstanding general obligation debt of the City:	<u>\$13,370,000</u>
Proposed debt to be incurred under the February, 2018 Amendment*:	<u>\$7,543,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Consolidated Muscatine Urban Renewal Area
(February, 2018 Addition)

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter and the Northwest Quarter of Section 24, Township 77 North, Range 2 West of the 5th P.M., Muscatine County, Iowa. Said tract more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 24; thence North 89°28'58" East (assumed bearing) 904.20 feet on the North line of the Northeast Quarter of said Section 24; thence South 00°30'17" East 2642.65 feet to the South line of the Northeast Quarter of said Section 24; thence South 89°30'02" West 741.74 feet on said South line to the Easterly right-of-way of State Highway No. 38; thence North 16°25'35" West 763.21 feet on said Easterly right-of-way; thence North 30°29'55" West 154.85 feet on said Easterly right-of-way; thence North 21°40'59" West 534.60 feet on said Easterly right-of-way; thence North 24°49'01" West 308.06 feet on said Easterly right-of-way; thence North 21°40'59" West 1095.53 feet on said Easterly right-of-way to the North line of the Northwest Quarter of said Section 24; thence North 89°30'12" East 886.89 feet on said North line to the point of beginning. Said tract contains 75.19 acres.

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 13, Township 77 North, Range 2 West of the 5th P.M., Muscatine County, Iowa. Said tract more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 13; thence South 89°30'12" West 99.46 feet on the South line of the Southwest Quarter of said Section 13 to the Point of Beginning of the tract herein described; thence continuing South 89°30'12" West on said Southerly line 787.43 feet; thence North 21°40'59" West on the Easterly right-of-way of State Highway No. 38 a distance of 8.58 feet; thence North 89°30'12" East 790.53 feet; thence South 00°00'00" East 8.00 feet to the Point of Beginning. Said tract contains 0.11 acres.

Planning & Zoning Commission
Tuesday, March 13, 2018 – 5:30 p.m.
City Hall Council Chambers

Present: John Sayles, Rochelle Conway, Jordan Pahl, & Wendi Ingram

Excused: Steve Nienhaus, Jodi Hansen, & Andrew Anderson,

Staff: Andrew Fangman, City Planner, Community Development

Acting Chairperson John Sayles opened the meeting at 5:30 p.m.

Other:

Proposed Amendment to the Urban Renewal Plan and Expansion of the Urban Renewal Area.
Review and recommendation on conformity with the adopted comprehensive plan.

Fangman explained what the Commission was being asked to do, that they were to make a recommendation on if the proposed amendments to the Urban Renewal Plan were on conformity with the goals of the adopted Comprehensive Plan.

Ingram asked if the proposed Steamboat Lofts apartment complex, which is listed as a new project in proposed URP amendment, would have a negative impact on the property values of nearby single family homes. Fangman responded, that as they were not directly adjacent, with nearly 700' between the nearest existing home and the proposed Apartment complex that there is very little chance that property values would be impacted. Fangman offered up as a local example of this, the fact some of the highest value homes in Muscatine, on Stonebridge, are located 350' from the Cedar Park Apartment complex, an older apartment complex serving low to moderate income households.

General discussion was then had on the fact that inclusion of a project in URP does not obligate the city to offer financial incentives, only that it makes said projects eligible for such incentives.

Conway then motioned to find that proper amendments to Urban Renewal Plan to be in conformity with the goals of the adopted comprehensive plan. Pahl seconded. Motion carried 4-0

Meeting adjourned.