

MINUTES OF MEETING FOR HEARING
ON PROPOSED URBAN
REVITALIZATION PLAN

421464-37

Muscatine, Iowa

April 11, 2013

A meeting of the Council of the City of Muscatine, Iowa, was held at the Council Chambers, in the City, at _____ o'clock ___.m., on April 11, 2013. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

The Mayor announced that this was the time and place set for hearing upon the designation of the 2013 Muscatine Housing Urban Revitalization Area and the Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence; filed written objections or statements; or presented other exhibits:

(List all persons presenting written or oral statements or evidence.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed. After further considering all objections, comments, and evidence regarding the designation of the 2013 Muscatine Housing Urban Revitalization Area and the Proposed Plan therefor, it was moved by Council Member _____ and seconded by Council Member _____ that Resolution No. _____, the same being a resolution of intention regarding said Plan and Area, be adopted.

Whereupon, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: _____.

Nays: _____.

Whereupon, the Mayor declared the said resolution adopted, as follows:

RESOLUTION NO. _____

Stating the intentions of the City Council with regard to the designation of the 2013 Muscatine Housing Urban Revitalization Area and the Proposed Plan therefor

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

WHEREAS, the City Council of the City did find and determine that an area within the City identified by previous resolution as the 2013 Muscatine Housing Urban Revitalization Area (the "Area") meets the criteria of Section 1 of said Chapter 404; and

WHEREAS, the City Council has identified that a portion of the property legally described on Exhibit A hereto (the "Blighted Property") and proposed for inclusion in the Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors (the "Blighted Conditions"), substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present conditions and use; and

WHEREAS, it is now necessary for the Council to make a formal finding of the existing Blighted Conditions with respect to the Blighted Property; and

WHEREAS, pursuant to the provisions of the Act, before designating any area to be an urban revitalization area, the City must prepare a Proposed Plan for such revitalization area and hold certain public hearings thereon; and

WHEREAS, after mailed and published notice thereof was given, as required by the Act, the City Council of the City did, on April 11, 2013, hold a public hearing on the designation of the Area and the Proposed Plan (the "Plan") therefor and considered all objections, comments, and evidence there presented; and

WHEREAS, the Act gives owners or tenants of property within the proposed Area thirty days in which to petition for a second public hearing;

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

Section 1. The City Council hereby reaffirms the presence of Blighted Conditions on the Blighted Property and hereby renews its determination that the rehabilitation and redevelopment of the Blighted Property are necessary in the interest of the public health, safety, or welfare of the residents of the City.

Section 2. The Plan for the Area is hereby tentatively approved, and it is the intention of the City Council to finally adopt the Plan for the Area at the City Council meeting on May 16,

2013, subject to the expiration of the thirty-day period within which a petition may be filed requesting a second public hearing.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved April 11, 2013.

Mayor

Attest:

City Clerk

* * *

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

Mayor

Attest:

City Clerk

EXHIBIT A

Legal Description of Blighted Property in the 2013 Muscatine Housing Urban Revitalization Area

(1) Blighted Area:

That territory bounded by a line extended as follows: Beginning at a point at the center of the intersection of the main channel of the Mississippi River and an extension of the centerline of Kemper Avenue, thence westerly along the extension of the centerline of Kemper Avenue, thence westerly along the centerline of Kemper Avenue to the center of the intersection of Kemper Avenue and Stewart Road, thence southwesterly along the centerline Stewart Road to the center of the intersection of Stewart Road and Wallace Street, thence westerly along the centerline of Wallace Street to the center of the intersection of Wallace Street and Aaron Avenue, thence northerly along the centerline of Aaron Avenue to the center of the intersection of Aaron Avenue and Sampson Street, thence westerly along the centerline of Sampson Street to the center of the intersection of Sampson Street and 25th Street South, thence northwesterly along the centerline of 25th Street South until it becomes the centerline of South Houser Street, thence northwesterly and northerly along the centerline of South Houser Street to the center of the intersection of South Houser Street and the north bank of the Muscatine Slough, thence easterly along north bank of the Muscatine Slough to the center of the intersection of the north bank of the Muscatine Slough and an extension of the centerline of Charles Street, thence northerly along an extension of the centerline Charles Street to the center line of Charles Street, thence northerly along the centerline of Charles Street to the center of the intersection of Charles Street and Hershey Avenue, thence easterly along the centerline of Hershey Avenue to the center of the intersection of Hershey Avenue and Fletcher Avenue, thence northerly along the centerline of Fletcher Avenue to the center of the intersection of Fletcher Avenue and Lucas Road, thence northwesterly along the centerline of Lucas Road to the center of the intersection of Lucas Road and Newell Avenue, thence easterly along the centerline of Newell Avenue to the center of the intersection of Newell Avenue and Logan Street, thence northerly along the centerline of Logan Street to the center of the intersection of Logan Street and Dillaway Street, thence easterly along the centerline of Dillaway Street to the center of the intersection of Dillaway Street and Roscoe Avenue, thence northwesterly along the centerline of Roscoe Avenue to the center of the intersection of Roscoe Avenue and Fulliam Avenue, thence easterly along the centerline of Fulliam Avenue to the center of the intersection of Fulliam Avenue and Cedar Street, thence southeasterly along the centerline of Cedar Street to the center of the intersection of Cedar Street and Bartlett Street, thence northeasterly along the centerline of Bartlett Street to the center of the intersection of Bartlett Street and Mulberry Avenue, thence northwesterly along the centerline of Mulberry Avenue to the center of the intersection of Mulberry Avenue and Maple Avenue, thence northeasterly along the centerline of Maple Avenue to the center of the intersection of Maple Avenue and Oak Street, thence northwesterly along the centerline of Oak Street to the center of the intersection of Oak Street and Woodlawn Avenue, thence easterly along the centerline of Woodlawn Avenue to the center of the intersection of Woodlawn Avenue and Isett Avenue, thence northerly along the centerline of Isett Avenue to the center of the intersection of Isett Avenue and Clay Street, thence easterly along the centerline of Clay Street to the center of the intersection of Clay Street and Park Avenue, thence southerly along the centerline of Park Avenue to the center of the intersection of Park Avenue and Washington Street, thence easterly along the centerline of Washington Street and then along an extension of the centerline of Washington Street to the intersection of an extension of Washington Street and the main channel of the Mississippi River, thence southwesterly along the main channel of the Mississippi River to the point of beginning.

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

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 the public hearing on the designation of the 2013 Muscatine Housing Urban Revitalization Area and the Proposed Plan for Muscatine Urban Revitalization Area held on April 11, 2013.

WITNESS MY HAND this _____ day of _____, 2013.

City Clerk



ATTORNEYS AT LAW
DORSEY & WHITNEY LLP · WWW.DORSEY.COM · **T** 515.283.1000 · **F** 515.283.1060
801 GRAND · SUITE 3900 · DES MOINES, IOWA 50309-2790

USA CANADA EUROPE ASIA