



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator

From: Steven Boka, Director of Community Development

Date: July 29, 2013

Re: Urban Renewal Agreement with Muscatine County – Van Meter, Inc.

INTRODUCTION: Chapter 403 of the Code of Iowa sets out the requirements for cities and counties to exercise urban renewal powers.

BACKGROUND: Muscatine County has been working with Van Meter, Inc. to designate their property located at the intersection of Cedar Street and the ByPass as an urban renewal area by developing and adopting an Urban Renewal Plan. Following the recent adoption of the Plan, the County entered into a tax increment rebate agreement with Van Meter, Inc. Since the Van Meter, Inc. property is located within two-miles of the corporate limits of Muscatine, the City must also approve an agreement with Muscatine County to enable the County to exercise urban renewal powers within the Urban Renewal Area.

RECOMMENDATION/RATIONALE: It is recommended that the City Council approve the attached Urban Renewal Agreement with Muscatine County pursuant to Chapter 403 of the Code of Iowa.

BACKUP INFORMATION:

1. Urban Renewal Agreement

URBAN RENEWAL AGREEMENT

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a county may exercise urban renewal powers with respect to property which is located within two miles of the boundary of a city only if the county and city have entered into a joint agreement with respect to such exercise of powers; and

WHEREAS, the Board of Supervisors of Muscatine County (the "County") has been requested to adopt an urban renewal plan and to establish an urban renewal area (the "Van Meter, Inc. Urban Renewal Area") for the purpose of entering into a tax increment rebate agreement; and

WHEREAS, all of the property within the Urban Renewal Area, the legal description of which is shown on Exhibit A hereto, is within two miles of the boundary of the City of Muscatine, Iowa (the "City"); and

WHEREAS, the Board of Supervisors of the County has requested that the City enter into an agreement in order to enable the County to exercise urban renewal powers within the Urban Renewal Area;

NOW, THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the property included within the Van Meter, Inc. Urban Renewal Area

Section 2. This Agreement shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective following approval by the governing bodies and execution by the appropriate officials of the County and the City.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown opposite their respective signatures below.

MUSCATINE COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

Attest:

County Auditor

Date: _____

CITY OF MUSCATINE, IOWA

By _____
Mayor

Attest:

City Clerk

Date: _____

EXHIBIT A
Legal Description
Van Meter, Inc. Urban Renewal Area

Amended Parcel G, per plat of survey recorded as Document No. 2010-03040, in the Muscatine County Recorder's Office, located in the Northwest Quarter of Section 33, Township 77 North, Range 2 West of the 5th Principal Meridian, in Muscatine County, Iowa