



Gregg Mandsager
City Administrator
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 264-1550 Voice/TT
Fax (563) 264-0750

MEMORANDUM

Date: Monday, March 5, 2012
To: Mayor Hopkins and Muscatine City Council
From: Gregg Mandsager, City Administrator
Re: Fridley TIF Proposal

Background:

Representatives from Fridley Theatres will be in attendance at this coming Thursday's City Council In-Depth session to discuss their proposal for a TIF Agreement for their project. The initial request was for 15 years at 75% for the theatre lot generating over \$1.5 million dollars in increment rebates. Additionally, Fridley Theatres are requesting TIF for their out lots under our basic program of 10 years at 50%.

Discussion:

Fridley representatives will be reviewing the potential impacts they expect from their development. Based on our discussions to date, we offer the following terms and conditions for Council review, discussion and consideration.

Below is a summary of the basic terms for a proposed TIF agreement with Fridley Theatres.

- Economic Development TIF
- 15 years
- Buildable lots - Fridley may collect TIF on these outlets, 10 years/50%, starting when lots develops
- Declining scale, starting at 90% and ending at 10%. Please see the attached image.
- Requirements:
 - All public improvements completed (DPW will provide an official attachment):
 - Interior public roadway improvements (Palm Drive),
 - Street lighting (MPW standards),
 - Right turn Lane (Mulberry onto Palm Drive),
 - All costs associated with the extension of sanitary and storm

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

sewer,

- Buffer between residential retirement home and Fridley property,
- Trees in ROW (Working with Branching Out)
- Related construction permits and sewer connection fees
- * Potential addition - widening of Mulberry Street to include a third lane at the intersection of Mulberry and 61
- Employment - 35 jobs and/or annual payroll of \$276,000
- Buildable lots - no additional TIF may be sought
- City to waive sewer connection fees on the ROW, and the Storm Detention lot
- Pay all City legal fees (Standard on all agreements)

Additionally, Fridley Theatre's plans to donate the home that is on their site for City use (PD and FD training, FD burning), but Fridley would still be responsible for removing what is left of the demolition debris.

Recommendation: City Staff recommends that we enter into a proposed TIF agreement with the above terms and conditions.

Attachments:

1. Lot Map
2. Fridley Information
3. TIF Calculation/s

FRIDLEY THEATRES MUSCATINE PROJECT

IMPACT STATEMENT

DESTINATION: The Palms complex of ten theatre screens at the West edge of the City of Muscatine will create a unique, area-wide Destination. At such, it will:

- Continue Fridley Theatres' presence in Muscatine
- Enable Muscatine youth and adults to enjoy enhanced entertainment without leaving the community
- Draw patrons from communities surrounding Muscatine
- Initiate new commercial development at the West edge of the City:
 - Approximately 8.79 additional acres will create five to seven commercial lots
 - Fridley's infrastructure installations and enhancements will make them "shove-ready"
 - New businesses will be attracted, and new employment and payroll will be provided
 - Additional sales tax and real estate tax revenues will be generated
 - Infrastructure installations and enhancements will prepare the area for development

EMPLOYMENT:

	<u>2011</u>	<u>2013</u>
General Manager		1 @ 39,000 – 42,000
Food & Bar Manager		1 @ 26,500 – 28,000
Asst Managers (Bar & Theatre)		2 @ 22,000 – 23,000
Hourly Assistants, Closers, etc.		4 @ 18,000 – 20,000
Janitorial		4 @ 18,000 – 20,000
Hourly Supervisor Staff		5 @ Minimum Wages
General Staff (15-20)		15-20 @ Minimum Wages

Total Jobs	12	30-35
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ANNUAL PAYROLL:	\$114,726	\$253,500 – 276,000
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SALES TAX: Local Option Tax	\$ 7,637	\$ 22,054
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Annual State Tax	\$ 45,820	\$126,085
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REAL ESTATE TAXES:	\$ 321	\$154,458
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DEBT SERVICE: (City, County, School)	\$ 39	\$ 18,813
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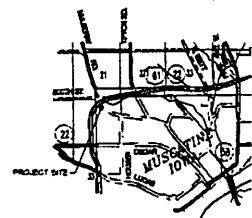
15 year declining

135,605.36			135,605.36			135,605.36		
City Revised	Fridley	Opt #1	Fridley	Opt #2		Fridley	Opt #2	
1 122,044.82	90%	1 122,044.82	90%	1 122,044.82	90%	1 122,044.82	90%	
2 122,044.82	90%	2 122,044.82	90%	2 122,044.82	90%	2 122,044.82	90%	
3 108,484.29	80%	3 108,484.29	80%	3 122,044.82	90%	3 122,044.82	90%	
4 108,484.29	80%	4 108,484.29	80%	4 122,044.82	90%	4 122,044.82	90%	
5 94,923.75	70%	5 94,923.75	70%	5 122,044.82	90%	5 122,044.82	90%	
6 94,923.75	70%	6 94,923.75	70%	6 54,242.14	40%	6 54,242.14	40%	
7 81,363.22	60%	7 81,363.22	60%	7 54,242.14	40%	7 54,242.14	40%	
8 81,363.22	60%	8 81,363.22	60%	8 54,242.14	40%	8 54,242.14	40%	
9 67,802.68	50%	9 67,802.68	50%	9 54,242.14	40%	9 54,242.14	40%	
10 67,802.68	50%	10 67,802.68	50%	10 67,802.68	50%	10 67,802.68	50%	
11 54,242.14	40%	11 67,802.68	50%	11 67,802.68	50%	11 67,802.68	50%	
12 54,242.14	40%	12 67,802.68	50%	12 67,802.68	50%	12 67,802.68	50%	
13 54,242.14	40%	13 54,242.14	40%	13 67,802.68	50%	13 67,802.68	50%	
14 40,681.61	30%	14 54,242.14	40%	14 67,802.68	50%	14 67,802.68	50%	
15 40,681.61	30%	15 54,242.14	40%	15 67,802.68	50%	15 67,802.68	50%	
	1,193,327.17		1,247,569.31			1,234,008.78		

City Original

135,605.36		
1 122,044.82	90%	City Original vs. revised
2 122,044.82	90%	54,242.14
3 108,484.29	80%	City Original vs. Fridley opt 1
4 108,484.29	80%	108,484.29
5 94,923.75	70%	City Original vs. Fridley opt 2
6 94,923.75	70%	94,923.75
7 81,363.22	60%	Mulberry Development Agreement Cost
8 81,363.22	60%	Paving (Widening, Taper) 197,730.00
9 67,802.68	50%	Palms Drive 44' to 42 -8,706.00
10 67,802.68	50%	Street Lighting 11,000.00
11 54,242.14	40%	Buffer Strip 15,000.00
12 54,242.14	40%	Total 215,024.00
13 40,681.61	30%	
14 27,121.07	20%	
15 13,560.54	10%	
	1,139,085.02	

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COM普SE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES SHOWN ASSE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THESE UNDERGROUND UTILITIES, BUT HAS DETERMINED THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.



R2W

NORTH & CORNER
SEC. 20, T7TH, R2W

T7TH

NOTE:
PARCEL 17" IS RECORDED IN FILE NO. 2004-0770
IN THE MUSCATINE COUNTY RECORDERS OFFICE

CENTER OF SECTION 20, T7TH, R2W

FRIDLEY SUBDIVISION FINAL PLAT



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BASIS OF REARINGS:
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

VERTICAL DATUM
NAVD 88

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- ELECTRIC EASEMENT
- WATER MAIN EASEMENT
- WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GUY POLE
- GUY WIRE
- ACU UNIT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GAS METER
- SIGN
- 8FT 1" X 24" REBAR
HYDROLINE CAP #10210
- POND REBAR
- POND CUT 'X' IN CONCRETE
- POND 1" PIPE
- POND 4" X 4" CONCRETE
HYDROLINE REBAR
- NAME ADJACENT PROPERTY OWNER

ZONING - PROPOSED
S-2 LARGE SCALE MIXED USE
DEVELOPMENT (POD) DISTRICT

SETBACKS

FRONT 50'
SIDE 10'
REAR 10'

OWNER & DEVELOPER
R. L. FRIDLEY THEATRES, INC.
1221 WALNUT STREET
DES MOINES, IOWA 50309

120' assessments shall consist of all platted streets and a
7 1/2 foot wide strip along each side of all blocks to
block 10 & 13 and the 100' strip of land on either side of
block 10 & 13. The 100' strip of land on either side of
the platted streets and a 7 1/2 foot wide strip of land on
either side of the underground utility services or 100'
from the side of the street to the point of service connection
unless otherwise specified.

Any utility assessments shall consist of the following:
1. 120' assessments shall consist of all platted streets and a
7 1/2 foot wide strip along each side of all blocks to
block 10 & 13 and the 100' strip of land on either side of
block 10 & 13. The 100' strip of land on either side of
the platted streets and a 7 1/2 foot wide strip of land on
either side of the underground utility services or 100'
from the side of the street to the point of service connection
unless otherwise specified.

The utility assessments as shown are acceptable to the
following entities:

EASTERN IOWA LIGHT AND POWER COOPERATIVE

CECILIANA, IOWA

INTERSTATE POWER AND LIGHT, AN ALUMA DODGE COMPANY

MISSOURI POWER & LIGHT

TELEPHONE PROTECTION & DISTRIBUTION

COMMUNICATIONS

PROPRIETOR: R. L. FRIDLEY THEATRES, INC.
I hereby certify that this land surveying document was
prepared under the rules and survey work was performed
by me, a registered land surveyor, in the state of Iowa
and that I am a duly licensed Land Surveyor under
the laws of the State of Iowa.

Gary V. Whitacre
Date: _____ Reg. No. 10210
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: 1



**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413 (563) 263-7891 MUSCATINE, IOWA

R. L. FRIDLEY THEATRES, INC.
FINAL PLAT IN SECTION 20, T7TH, R2W IN MUSCATINE, IOWA

FILE	BOOK	SCALE	DRW	CHRD	DATE	JOB NO.
000	7425	1"=60'	PH	SPM	7/22/04	00001
REV.	0					1400 PLATINGS SHEET 1 OF 1