

## City Administrator Report to Mayor & City Council

November 23, 2016, Edition No. 246

### WEEKLY UPDATE:

- Housing TIF: We plan to bring forward a resolution approving an internal advance and economic development grant resolution for the Harrison Lofts project at the next council meeting. Please see the attached explanation. This is simpler and meets IFA's requirements in lieu of amending the agreement by \$10,000. There is sufficient fund balance in this TIF district to cover this grant and move the project forward. I do not plan on asking the developer to attend. On a different note, the KRE TIF for \$155,000 (related to the cancellation of the Mall TIF and adjacent to the mall) has notified the City that they will no longer need the TIF and have asked to cancel the agreement. The property has seen much improvement out front and the new tenant will be making the required improvements. This will save \$155,000 in rebates.
- Mississippi Drive: MPW is working with staff and Bolton & Menk to get their designs completed and to Bolton & Menk by the fourth week in January. This will push the letting to February. As noted last week, we plan to have documents regarding the CP area of impact and associated costs to Council in December.
- Mulberry: Mulberry will be open to homeowners and emergency vehicles this week, but the contractor has at least two working days remaining to finish out the remaining concrete work.
- Harrison Street: FYI - DPW is planning on having our contractor make the street repair/patch on Harrison Street next week. The school district has concerns about bus drop off but think that if we were to make the area around the patch a one-way eastbound they could still get buses in to drop kids off and pick them up. I have included a rough sketch of what we are thinking (attached).
- Bi-State: Attached please find the October 2016 MMRLF Summary Report. You will see there are funds available to loan in the amount of \$158,596 with the interest rate around 2.63%! All loans are current and in good standing. Please think about this program when you are working with business projects in need of gap financing. Donna Moritz, Administrative & Financial Services Director, Bi-State Regional Commission

Additional Information

Roundabout:

Please see the following supplemental info as requested:

Coralville: Here are the accidents stats for the mini-roundabout from when it opened on July 14, 2015, through today.

- 2/9/16 at 15:26 hrs – property damage of \$1,850 (single vehicle, dump truck turned to fast and clipped wooden light pole)
- 6/8/16 at 13:00 hrs – property damage of \$1,600 (two vehicles, driver failed to yield to the left)
- 6/27/16 at 10:13 hrs – property damage of \$6,000 (two vehicles, driver failed to yield to the left)

The Police Department is running an accident report for the mini-roundabout at 12th Ave & Holiday Rd, since it is the only roundabout of those listed that sees more than a few hundred vehicles each day. The information will be forwarded upon receipt.

Shive-Hattery did a peak hour count at the mini-roundabout from 7 AM to 8 AM about a month ago. Hopefully you can see the numbers here (attached).

# Memo

To: Mr. Gregg Mandsager  
From: MV Affordable Housing LLC  
Date: 11/22/2016  
Re: Harrison Lofts – Commitment of Local Incentives

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During the 2016 LIHTC Allocation Round, IFA greatly encouraged developers to pursue financial incentives from the local government. Twenty-one (21) points were awarded to any project in which a qualified government entity committed to provide incentives greater than or equal to 7% of total development cost. Achieving the maximum amount of points in this category was critical to submitting a competitive application.

At the time that Harrison Lofts was submitted, the City of Muscatine's commitment of \$675,000 in Tax Increment Financing was sufficient to meet this requirement. However, due to rising construction costs, the final cost estimate for Harrison Lofts is approximately \$142,000 higher than what was initially proposed at application. Thus, in order to continue meeting its scoring obligations to IFA, the project requires an additional \$10,000 in incentives. Combined with the \$675,000 already committed, these incentives will equal more than 7% of the total development cost.

If you have any questions, please feel free to contact Pete Schwiegeraht at 513-259-7657.



Muscatine  
Tire And  
Wheel

Family  
Restaurant

Walgreens

Central  
State  
Bank

US Bank

Colorado

McArthur St

Grand Ave

Park Ave

Plaza Pl

Harrison St

Bandag Dr

Bandag Dr

**MERCER-MUSCATINE REVOLVING LOAN PROGRAM  
FINANCIAL SUMMARY  
OCTOBER 2016**

CITY	COMPANY	LOAN AMOUNT	PAID TO DATE		PRINCIPAL BALANCE
			PRINCIPAL	INTEREST	
ALEDO	Shirt Tales	\$20,000.00	\$4,791.02	\$565.86	\$15,208.98
	Interest on Account			\$5.47	
	<b>SUBTOTAL MERCER COUNTY</b>	<b>\$20,000.00</b>	<b>\$4,791.02</b>	<b>\$571.33</b>	<b>\$15,208.98</b>
MUSCATINE CO/ CITY	PCG Powder Coating	\$150,000.00	\$102,976.85	\$8,915.71	\$47,023.15
	Stanley Hotel and Conference Center	\$358,000.00	\$74,934.77	\$13,546.70	\$283,065.23
	Interest on Account			\$216.34	
MUSCATINE CO/ WEST LIBERTY	Feldman Performance	\$40,000.00	\$40,000.00	\$1,067.95	\$0.00
	New Stand Theatre	\$30,000.00	\$4,748.48	\$595.90	\$25,251.52
	Interest on Account			\$60.28	
	<b>SUBTOTAL MUSCATINE COUNTY</b>	<b>\$578,000.00</b>	<b>\$222,660.10</b>	<b>\$24,402.88</b>	<b>\$355,339.90</b>
	<b>SUBTOTAL ACTIVE LOANS</b>	<b>\$598,000.00</b>	<b>\$227,451.12</b>	<b>\$24,974.21</b>	<b>\$370,548.88</b>
	<b>GRAND TOTAL ALL LOANS</b>	<b>\$598,000.00</b>	<b>\$227,451.12</b>	<b>\$24,974.21</b>	<b>\$370,548.88</b>
	<b>PROGRAM INCOME</b>		<b>\$227,451.12</b>	<b>\$12,487.11</b>	<b>\$239,938.23</b>
	<b>BI-STATE PORTION</b>			<b>\$12,487.10</b>	<b>---</b>

CASH IN BANK	\$164,818.57
DUE TO BI-STATE	(\$6,222.66)
SUBTOTAL	\$158,595.91 Available to Loan
LESS OBLIGATED	\$0.00
	<u>\$158,595.91</u>



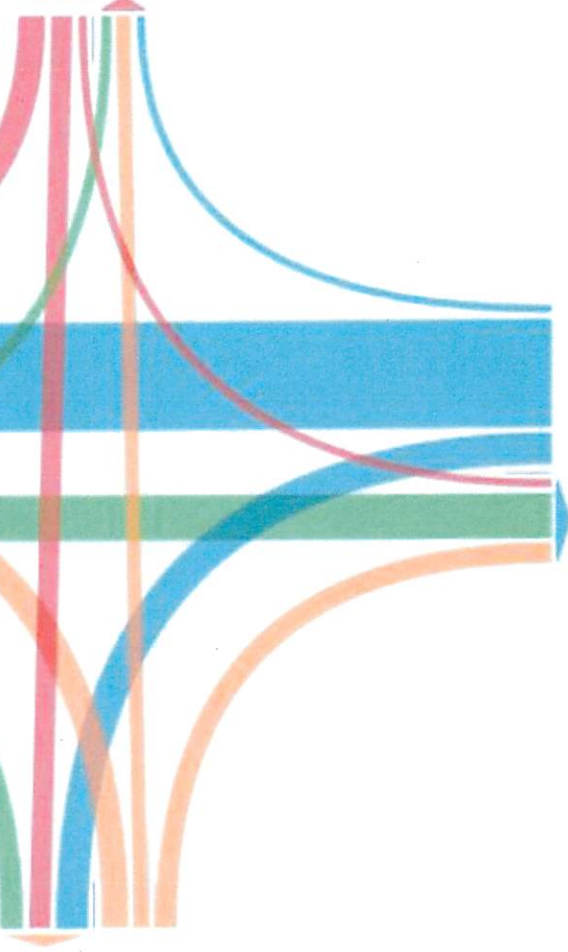
[W] Holiday Road

Total: 225  
In: 167 Out: 58

12 23 00

Out: 633 In: 257  
Total: 890  
[S] 12th Avenue

17  
168  
72



5  
448  
113

In: 566 Total: 806 Out: 240  
[N] 12th Avenue

91 36 23

Out: 250 In: 191  
Total: 441  
[E] Holiday Road