



## City Administrator Report to Mayor & City Council

2018.08.24, Edition No. 321

### WEEKLY UPDATE:

- Police: The Police Department is looking to prepare and conduct a few self defense classes for youths age 13 and up. More details will be forthcoming.
- September In-Depth: If there are no major objections we'd like to move the branding discussion to October as that week in September is the Iowa League of Cities Annual meeting and conference in Council Bluffs. There is really no rush at this point and we have presently put a hold on using the materials until the council discussion. Additionally, will we have anyone else attending the Iowa League Conference? Just confirming that we will have a September quorum. Iowa League Conference details: <https://www.iowaleague.org/Conference2018/Pages/2018Conference.aspx>.
- Parks: If you know anyone who could use some work between now and late October, please send them our way! We are looking for a few people to work as Equipment Operators and a groundskeeper for Park Maintenance to help finish out the season. I've attached the seasonal application! Thanks!
- CIP: Attached is the DRAFT 5-year sidewalk plan that staff will be recommending for inclusion in the forthcoming CIP. Knowing the interest, Andrew wanted to get this out rather than waiting for the completion of a full draft CIP. The CIP will be coming forth to Council in November.
- Mississippi Drive: The latest drone videos of the Mississippi Drive project can be found on the City's website under projects or at the following link: <http://muscatineiowa.gov/1227/Drone-Videos>.
- TIF Request: A copy of housing TIF powerpoint presentation is attached. Also attached is a copy of the TIF spreadsheet outline to TIF schedule for the project. Please remember the proposed TIF is 10 years at 65%, however the developer would only receive 60% of the 65% and the City would retain 40% for LMI related projects.
- Presentation: Attached is a presentation/outline on economic development and incentives prepared by our Bond Counsel John Danos.
- Bridge Lights: Repairs to the bridge lights are estimated at \$38,856, including \$11,156 for traffic control. IDOT has agreed to cover traffic control and one half of the cost of repairs. The remainder of \$13,850 will be split between MPW and the City (\$6,925) to get the lights back up and running. The City Engineer will coordinate with IDOT and MPW to begin repairs.
- Dog Park: We are looking at the following fee structure for the dog park to cover annual maintenance and staffing costs. We can revisit the issue once we have a better idea of annual costs. Yearly fee of \$15/dog with the first memberships to expire 12/31/19, so they will cover the remainder of 2018 and 2019. Owners will be provided a tag to be carried on the person (lanyard) or it can be placed on the

dog. City residents will be required to have a city dog license and the city will continue to manage this compliance. A Day pass will be \$5/dog/day. The Committee will continue to seek volunteers to assist with the park.

- MCC: Please see MCC's list of upcoming events...lot's coming up!



## **City of Muscatine Seasonal Employment Application**

It is the policy of the City of Muscatine not to discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, ancestry, religion, age, political affiliation, or disability or any other characteristic protected by law. The City is an EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER, and recognizes the requirements of THE AMERICANS WITH DISABILITIES ACT.

Today's Date: \_\_\_\_\_ Position you are applying for: \_\_\_\_\_

Name: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Street Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City, State, Zip Code \_\_\_\_\_ Additional Phone: \_\_\_\_\_

Are you 18 Years or older: ☐ Yes ☐ No Email Address: \_\_\_\_\_

Do you have any relatives presently employed with the City of Muscatine? ☐ Yes ☐ No

If yes, list names, departments they work in, and your relationship to them: \_\_\_\_\_

### **EDUCATION:** (List high school and post-high school)

Name of Institution	Location	Degree/Major	Year Graduated

### **TRAINING AND SPECIAL SKILLS (including machinery, equipment, office machines, etc.):**

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### **REFERENCES: Please include name, how acquainted, and phone number (Do not include relatives or former supervisors.):**

Name	How Acquainted	Phone Number

## EMPLOYMENT HISTORY:

Start with your present or last position and list all previous employment

Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time      Part-time	Hours per week      Description of duties and responsibilities		
Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time      Part-time	Hours per week      Description of duties and responsibilities		
Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time      Part-time	Hours per week      Description of duties and responsibilities		

**Have you ever been convicted for an offense other than a traffic violation?**

**Yes** \_\_\_ **No** \_\_\_ **If yes, please explain:** \_\_\_\_\_

**PLEASE READ BEFORE SIGNING:**

I hereby certify that the answers given by me to the questions on this application and statements made are true and correct without omissions of any kind. I understand that employment with the City may be contingent upon the results of a physical examination which will be given after a job offer is made, and that a drug screen may be required. I also authorize the officials of any educational institution, company, agency, or firm to release any and all information allowed by law that concerns me relating to my person or work history to the City of Muscatine, Iowa for the purpose of reference and/or background investigation. I am actively seeking employment and am signing this voluntarily and release any individual, partnership, corporation, or agency, their officers, agents, and employees from any liability for issuing such information. A photostatic copy of this authorization is considered valid for the purposes named above.

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*You may attach a resume, cover letter, and/or any additional  
relevant information to this application.*

# Residential TIF Proposal

Presented to the Muscatine City Council  
August 16, 2018

Presented by Michael Nolan, AIA  
Chief Executive Manager  
NPSW Enterprises, LLC

# Vision

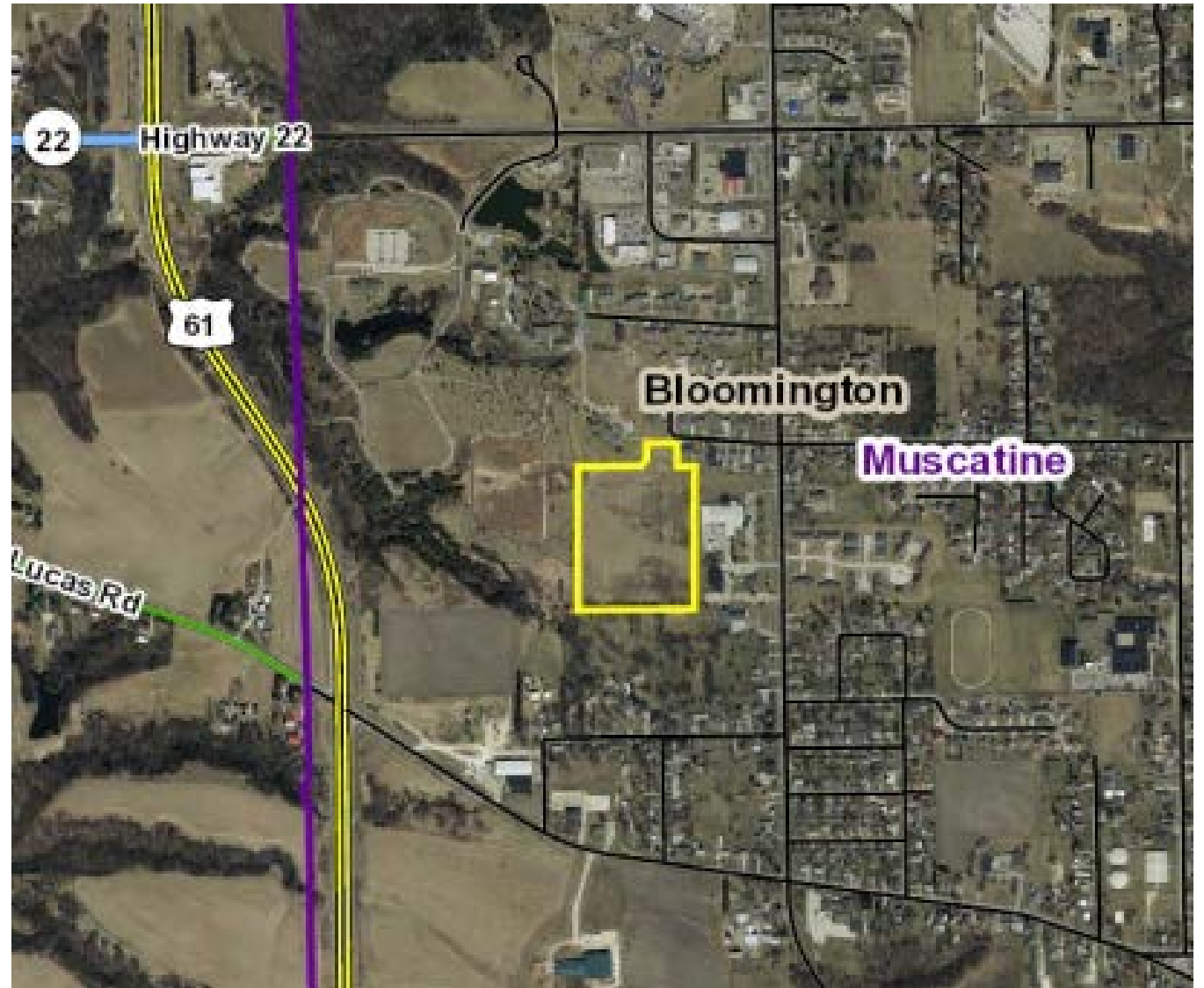
*Provide the opportunity for a new, efficient mid-market neighborhood in the City of Muscatine.*

# Goals

- Provide an inviting and community connected neighborhood within the city limits that will appeal to a blend of residents.
- Stimulate the stagnant housing market to facilitate future market based development in accordance with the Comprehensive Plan and Housing Market Demand Study.
- Develop Lots that will allow new construction, single family homes for under \$250,000.

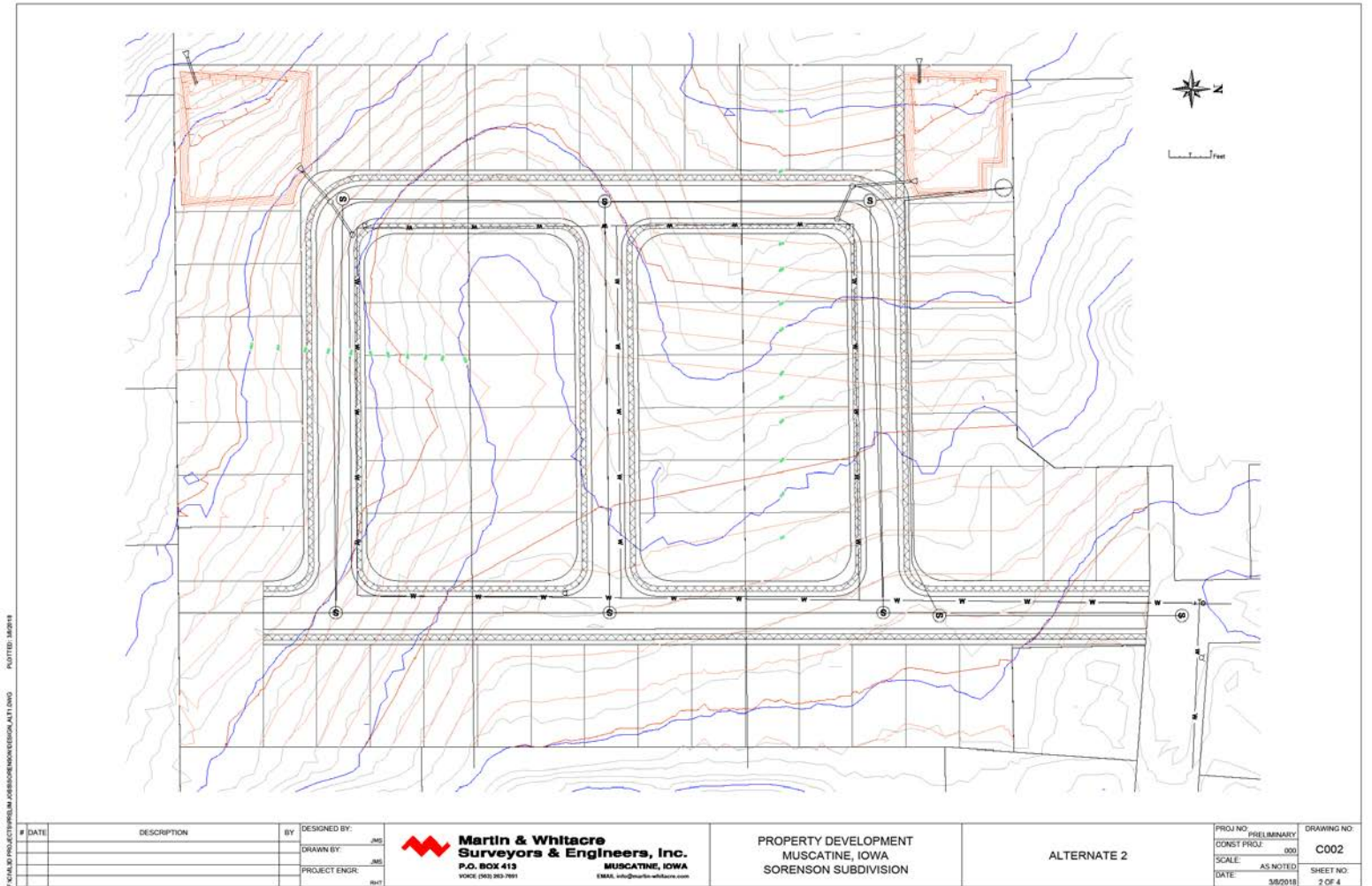
# Location

- 12 Acres accessed from Duncan Drive
- Adjacent to Discovery Park
- Coordinate Westside Trail Expansion



# Proposed Neighborhood Layout

- Approximately 60 Lots
- Potential mix of single family and attached single family
- 60'x100' for Single Family
- Targeted Sale Price of \$25,500





# Financing Challenge

<i>Estimated Lots Sold Per Year</i>	0	12	6	6	6	5	5	5	5	5	5	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Description</b>	<b>YR0</b>	<b>YR1</b>	<b>YR2</b>	<b>YR3</b>	<b>YR4</b>	<b>YR5</b>	<b>YR6</b>	<b>YR7</b>	<b>YR8</b>	<b>YR9</b>	<b>YR10</b>	<b>YR11</b>	<b>YR12</b>
<b><u>Revenues</u></b>													
Income from Sale of Lot	\$ -	\$ 306,000.00	\$ 153,000.00	\$ 153,000.00	\$ 153,000.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ -	\$ -
TIF Income	\$ -	0	0	\$ 26,814.00	\$ 35,706.60	\$ 44,599.20	\$ 53,491.80	\$ 60,901.80	\$ 68,312.40	\$ 75,722.40	\$ 83,133.00	\$ 90,543.60	\$ 97,953.60
Utility Rebate Income	\$ -		\$ 45,600.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ -
<b>Effective Gross Income</b>	\$ -	\$ 306,000.00	\$ 198,600.00	\$ 202,614.00	\$ 211,506.60	\$ 194,899.20	\$ 199,991.80	\$ 207,401.80	\$ 214,812.40	\$ 222,222.40	\$ 229,633.00	\$ 109,543.60	\$ 97,953.60
<b><u>Operating Expenses</u></b>													
Operating Expenses	\$ -	\$ 119,805.00	\$ 76,839.90	\$ 68,773.07	\$ 60,982.90	\$ 52,112.87	\$ 45,477.87	\$ 38,953.35	\$ 32,404.16	\$ 25,830.24	\$ 19,231.65	\$ 8,477.18	\$ 7,897.68
Debt Service	\$ -	\$ 186,000.00	\$ 114,000.00	\$ 124,000.00	\$ 139,000.00	\$ 130,000.00	\$ 145,000.00	\$ 155,000.00	\$ 159,390.32	\$ 95,000.00	\$ 95,000.00	\$ -	\$ -
<b>Cash Flow</b>	\$ -	\$ 195.00	\$ 7,760.10	\$ 9,840.93	\$ 11,523.70	\$ 12,786.33	\$ 9,513.93	\$ 13,448.45	\$ 23,017.92	\$ 101,392.16	\$ 115,401.35	\$ 101,066.42	\$ 90,055.92

- Potential Revenue
  - \$25,500 x 60 = \$1,530,000
- Project Cost
  - \$1,450,000
- Likely Annual Debt Service
  - \$175,000 (+/-)
- Even if all lots sell immediately (not likely) the project loses money

# Proposed Solution

<i>Estimated Lots Sold Per Year</i>	0	12	6	6	6	5	5	5	5	5	5	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Description</b>	<b>YR0</b>	<b>YR1</b>	<b>YR2</b>	<b>YR3</b>	<b>YR4</b>	<b>YR5</b>	<b>YR6</b>	<b>YR7</b>	<b>YR8</b>	<b>YR9</b>	<b>YR10</b>	<b>YR11</b>	<b>YR12</b>
<b><u>Revenues</u></b>													
Income from Sale of Lot	\$ -	\$ 306,000.00	\$ 153,000.00	\$ 153,000.00	\$ 153,000.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ -	\$ -
TIF Income	\$ -	0	0	\$ 26,814.00	\$ 35,706.60	\$ 44,599.20	\$ 53,491.80	\$ 60,901.80	\$ 68,312.40	\$ 75,722.40	\$ 83,133.00	\$ 90,543.60	\$ 97,953.60
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<b>Effective Gross Income</b>	\$ -	\$ 306,000.00	\$ 198,600.00	\$ 202,614.00	\$ 211,506.60	\$ 194,899.20	\$ 199,991.80	\$ 207,401.80	\$ 214,812.40	\$ 222,222.40	\$ 229,633.00	\$ 109,543.60	\$ 97,953.60
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<b>Cash Flow</b>	\$ -	\$ 195.00	\$ 7,760.10	\$ 9,840.93	\$ 11,523.70	\$ 12,786.33	\$ 9,513.93	\$ 13,448.45	\$ 23,017.92	\$ 101,392.16	\$ 115,401.35	\$ 101,066.42	\$ 90,055.92

- The proposed financing model is a Public-Private Partnership utilizing TIF funding and Sewer Infrastructure Trust Funding to make the project economically viable.
  - Sewer Infrastructure Trust Fund is repayed as tap fees with new homes.
  - TIF funding augments cash flow to help offset cost of debt service

# TIF Proposal

- 65% TIF over 10 years commencing with occupancy of first home.
- Current Tax Assessment on land is ~\$1400 per year, development will add over \$340k revenue to city and then \$150k per year after ten years

Year	Number of Homes Constructed that Year	Cumulative Number of Homes	Annual TIF Rebate Payment	Cumulative TIF Rebate Payment	New Income to City of Muscatine
1	12	12	\$26,814	\$26,814	\$14,438.31
2	6	18	\$35,707	\$62,521	\$19,226.63
3	6	24	\$44,599	\$107,120	\$24,014.95
4	6	30	\$53,492	\$160,612	\$28,803.28
5	5	35	\$60,902	\$221,513	\$32,793.28
6	5	40	\$68,312	\$289,826	\$36,783.60
7	5	45	\$75,722	\$365,548	\$40,773.60
8	5	50	\$83,133	\$448,681	\$44,763.92
9	5	55	\$90,544	\$539,225	\$48,754.25
10	5	60	\$97,954	\$637,178	\$52,744.25
60		<b>Annual City Tax Income after Year 10</b>			<b>\$150,697.85</b>

# Next Steps and Timeline

- Complete Site Design and Engineering
- Site Plan Approval and Subdivision Approval
- Commence earthwork Fall 2018 (if practical)
- Lots ready to Build Fall 2019
- First Residents move in Spring 2020
- Neighborhood built out by 2030

# Final Thoughts

- Right Project in the Right Location
- In Accordance with Comprehensive Plan
- TIF request meets Housing Market Analysis Study Recommendations
  - Project not viable without TIF
  - Attempting to meet challenging price point
  - Demonstrate viable product not currently offered
- Support City goal of completion of Westside Trail – win/win to provide a neighborhood amenity!
- Revitalize and stimulate stagnant housing market
- Housing appealing to a variety of ages, young professionals and working families

Questions?

Thank you!

Proposed New Development: PRELIMINARY FOR FULLIAM RESIDENTIAL DEVELOPMENT  
Assumes Non-Blight Residential Development - if TIF Project  
Date Prepared: 4-24-18 (Updated 7/30/18 for 65% rebate and number of homes/year, allowing for them to trigger when it starts)

Valuations		
Estimated Value After Improvement	N/A	
Frozen Base	N/A	(Base is \$54,800 per Andrew)
Increment Estimates - per house - house only	\$ 207,670	(100% Value before rollback)
Tax Rate for Increment (Per \$1,000) (FY 18 Rate for Increment)	\$ 32.89980	(FY 18 Rate)
If 100% Rebate		
Incremental Taxes (Total Annual Estimate)	\$ 6,832.30	(Before rollback)
Rebate Percentage (See Actuals Below)	100.00%	
Rebate (At 100% - See Actuals Below)	\$ 6,832.30	(Before rollback)
Approximate LMI Set-Aside Percent if applicable	40%	

Assumptions for Preliminary Rebate Calculation Estimate):  
1. Based on 2018/2019 residential rollback of 55.6209; actual rollbacks vary annually.  
2. Assumes FY 18 incremental tax rate for all years; actual rates will vary.  
3. Assumes increment is \$\_\_\_\_\_ at 100% valuation (actual incremental valuation may differ from this estimate).

Target \$_____ for ____ Years		Estimated Residential Rebates without LMI Setaside						
No.	Increment at 100%	Estimated TIF	Residential	Rebate	Estimated	Cumulative		
Built	of Assessed Value	Tax Rate (per\$1,000)	Rollback Factor	Percentage	Annual Rebate	TIF Totals		
Year								
1	12	\$ 3,757,240	\$ 32.89980	55.6209%	50.00%	\$ 34,377	\$ 34,377	
2	6	5,003,260	32.89980	55.6209%	50.00%	45,778	80,155	
3	6	6,249,280	32.89980	55.6209%	50.00%	57,178	137,333	
4	6	7,495,300	32.89980	55.6209%	50.00%	68,579	205,912	
5	5	8,533,650	32.89980	55.6209%	50.00%	78,079	283,991	
6	5	9,572,000	32.89980	55.6209%	50.00%	87,580	371,571	
7	5	10,610,350	32.89980	55.6209%	50.00%	97,080	468,651	
8	5	11,648,700	32.89980	55.6209%	50.00%	106,581	575,232	
9	5	12,687,050	32.89980	55.6209%	50.00%	116,081	691,313	
10	5	13,725,400	32.89980	55.6209%	50.00%	125,582	816,895	
60 (Manually change the number of years of rebates)				(Manually change these percentages		\$ 816,895		
Note - Year 1 is if all lots assessed at \$20,000 when subdivided net of base of \$54,800								

For Residential TIFs:  
1. Must use for infrastructure  
2. Maximum of 10 Years  
3. LMI Setaside required  
(From workshop notes)

Estimated Residential Rebates net of LMI Setaside								
Increment at 100%	Estimated TIF	Residential	Rebate	Estimated	Est'd Reduction	Estimated	Cumulative	
of Assessed Value	Tax Rate (per\$1,000)	Rollback Factor	Percentage	Annual Rebate	for LMI Setaside	Net Rebate	TIF Totals	
\$ 3,757,240	\$ 32.89980	55.6209%	65.00%	\$ 44,690	\$ 17,876	\$ 26,814	\$ 26,814	
5,003,260	32.89980	55.6209%	65.00%	59,511	23,804	35,707	62,521	
6,249,280	32.89980	55.6209%	65.00%	74,332	29,733	44,599	107,120	
7,495,300	32.89980	55.6209%	65.00%	89,153	35,661	53,492	160,612	
8,533,650	32.89980	55.6209%	65.00%	101,503	40,601	60,902	221,514	
9,572,000	32.89980	55.6209%	65.00%	113,854	45,542	68,312	289,826	
10,610,350	32.89980	55.6209%	65.00%	126,204	50,482	75,722	365,548	
11,648,700	32.89980	55.6209%	65.00%	138,555	55,422	83,133	448,681	
12,687,050	32.89980	55.6209%	65.00%	150,906	60,362	90,544	539,225	
13,725,400	32.89980	55.6209%	65.00%	163,256	65,302	97,954	637,179	
(Manually change the number of years of rebates)				(Manually change these percentages		\$ 1,061,964	\$ 424,785	\$ 637,179

# Economic Development and Redevelopment

## Trends for Cities

By: John P. Danos

Date: August 17, 2018

Location: Iowa League of Cities Mid-Sized City Meeting  
Altoona, Iowa

For additional information please contact:

John P. Danos  
Dorsey & Whitney LLP  
(515) 283-1000  
[danos.john@dorsey.com](mailto:danos.john@dorsey.com)



# AGENDA:

## 1) Introductions

## 2) Legal Framework

- A) Chapter 15A
- B) Home Rule
- C) Ordinary City powers
- D) Extraordinary City powers – Chapters 403 and 404

## 3) Primary Tools

- A) Tax Abatement
- B) Tax Increment Financing
- C) Taxation, Revenue Generation and Infrastructure Financing

## 4) Public Private Partnerships

- A) What are they?
- B) What do they do?

## 5) Impact of Legislation

- A) Contract Procurement
- B) Uncertainty over City financing

## 6) Conclusions

**Steps to follow every time you have a new TIF application:**

- 1) Identify and plan your project**
- 2) Establish/update your plan and area**
- 3) Incur debt to fund your project**
- 4) Certify your debt to County and make a claim on TIF**
- 5) Receive TIF from County and make payment on debt**
- 6) Rinse and repeat**

## **An Outline of a Development (Rebate) Agreement**

1) Preamble tells the story

2) Developer's Obligations

- A) Project construction
- B) Project operation, insurance and maintenance
- C) Property taxes and minimum assessment agreements
- D) Employment requirements
- E) Certifications and reporting
- F) Legal fee shifting
- G) Indemnification/legal risk shifting
- H) Financial obligations
- I) Claw-back, security and PILOT payments

3) City's Obligations

- A) TIF payments
  - Maximum dollar amount
  - Timing and frequency
  - Source of payment
  - Amount of payment
  - Annual appropriation
  - Other conditions

B) Infrastructure

C) Real property

D) Other financial obligations

4) Boilerplate Provisions

A) Assignability

B) Choice of Law

C) Running with the land

**Property Tax Exemption (Abatement) Benefits In Iowa  
by Assessment Classification**

<b>Classification/ Source</b>	<b>Industrial</b>	<b>Commercial</b>	<b>Multiresidential</b>	<b>Residential</b>
Chapter 404 Ec Dev	3 year 100% or 10 year* sliding scale	3 year 100% or 10 year* sliding scale	10 year 100%	5 year 100% but only on the first \$75,000 of new value
Chapter 404 Blight/Historic	3 year 100% or 10 year* sliding scale	3 year 100% or 10 year* sliding scale	10 year 100%	10 year 100%
Chapter 427B	5 year** sliding scale	(Warehousing/Distribution Ctrs only) 5 year** sliding scale	N/A	N/A
Chapter 15 HQJP	20 year 100% for IEDA approved projects	20 year 100% for IEDA approved projects	N/A	N/A
Chapter 403	2 year 100% during construction	2 year 100% during construction	2 year 100% during construction	2 year 100% during construction

\*The 10 year sliding scale is based upon the following declining annual percentages: 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20%.

\*\*The 5 year sliding scale is based upon the following declining annual percentages: 75%, 60%, 45%, 30%, 15%.



2018-2019

# Campus and Community events

Join us this semester at the MCC Student Center for a variety of events  
including everything from interactive webcasts to book signings!

Muscatine Community College, 152 Colorado St., Muscatine

Take advantage of what ***THE Community's College*** has to offer:

**Backyard Birds: Brian Ritter, Nahant Marsh**  
**September 11 at 7 p.m.**

Landscapes utilizing native plants are all the rage, but where to begin? This session covers the various native plants that are ideal for landscapes, their benefits to wildlife and tips on maintenance.

Brian Ritter is the Executive Director of Nahant Marsh and the Program Director for Conservation Technology through Eastern Iowa Community Colleges.

**Ukraine: The History and Politics of Ukraine**  
**October 1 at 7 p.m.**

A delegation of doctors from Muscatine's Ukrainian sister city, Drohobych, will share the history and politics of this eastern European nation. What is Ukraine's relationship with Russia? What is the current political climate? Find out in this fascinating presentation.

**China Town Hall**  
**October 9 from 6 – 8 p.m.**

Take part in a "live" town hall on China via an interactive webcast featuring former Secretary of State and National Security Advisor, Condoleezza Rice. Sponsored by the National Committee on U.S. China Relations, the webcast will be followed by in-person discussions with leading experts. Join the national conversation about the US-China relationship and its influence on the U.S. economy, policies and security. Visit [eicc.edu/chinatownhall](http://eicc.edu/chinatownhall) for more information.

**OJ Fargo: Just Before the Battle Mother – A Visit from a Civil War Soldier**  
**November 16 at 11:30 a.m.**

Go back in time and get to know a returning Civil War veteran played by O.J. Fargo, who details the experiences of an Iowan during the conflict. Dressed in full Union Army regalia, Fargo focuses on his first person presentation of the soldier's Civil War experiences. The audience is encouraged to ask questions and engage in dialogue with the "soldier," who stays in character. The speaker will bring an artifact display and full electronic Civil War roster of all men who served in and from Iowa. It can be searched by name, city, county and/or birthplace. This event is being put on in collaboration with Humanities Iowa.

**Michelle Kuo: Author of "Reading with Patrick, a Teacher, a Student, and a Life-Changing Friendship"**  
**November 2 at 7 p.m.**

Enjoy a book signing and reception with Michelle Kuo, author of "Reading with Patrick, a Teacher, a Student, and a Life-Changing Friendship." The book is a memoir of race, inequality and the power of literature told through the life-changing friendship between Kuo and her gifted student, jailed for murder in the Mississippi Delta.

Kuo taught English at an alternative school in the Arkansas Delta. After teaching, she attended Harvard Law School and worked as a lawyer for undocumented immigrants in the Fruitvale district of Oakland, California, with a focus on tenants' and workers' rights. She teaches courses on race, law and society at the American University of Paris and has taught at the Prison University Project at San Quentin Prison. This event is being organized in collaboration with Alexander Clark Lecture Series, League of Women Voters and Muscatine Arts Council.

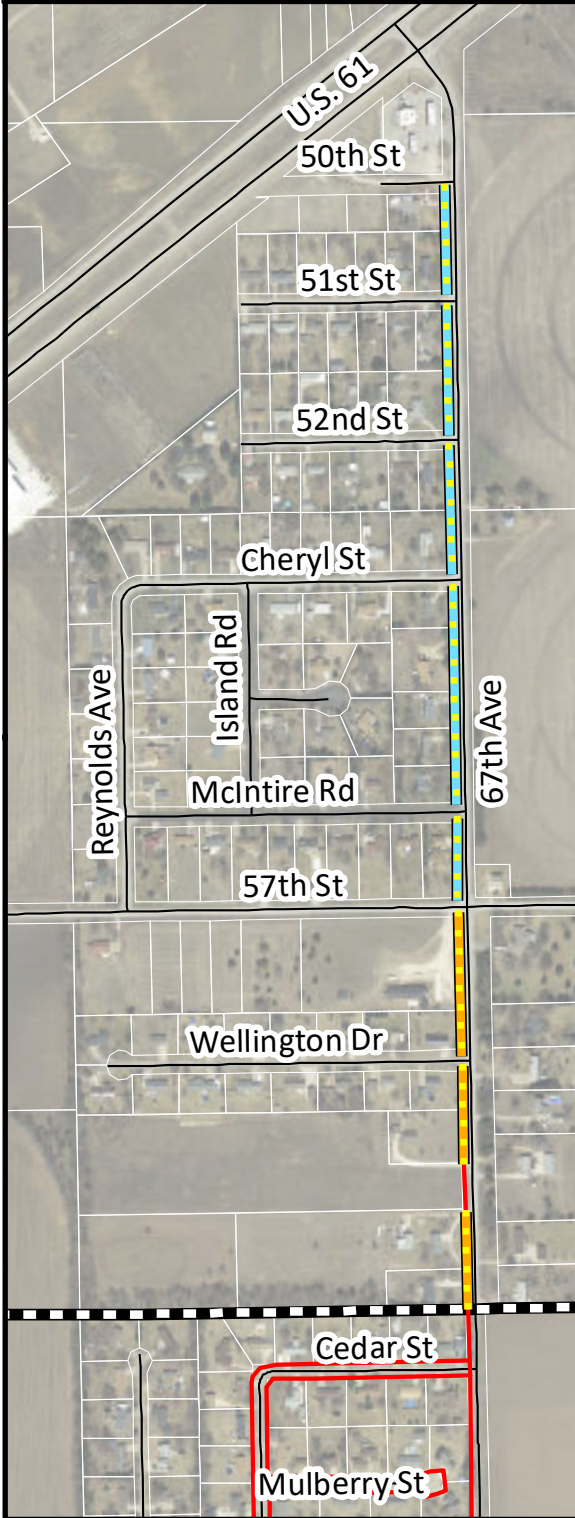
**Yenner Wuanti, Pastor of African Nations, Calvary Church: "Liberia – Yesterday, Today and Tomorrow"**  
**December 10 at 7 p.m.**

Pastor Yenner Wuanti will lead a discussion on "Liberia – Yesterday, Today and Tomorrow." Muscatine is host to hundreds of Liberian refugees. Pastor Wuanti currently ministers at Calvary Church as the Pastor of African Nations. Yenner and his family escaped from war-torn Liberia and he pastors to the many other survivors and their families in Muscatine.

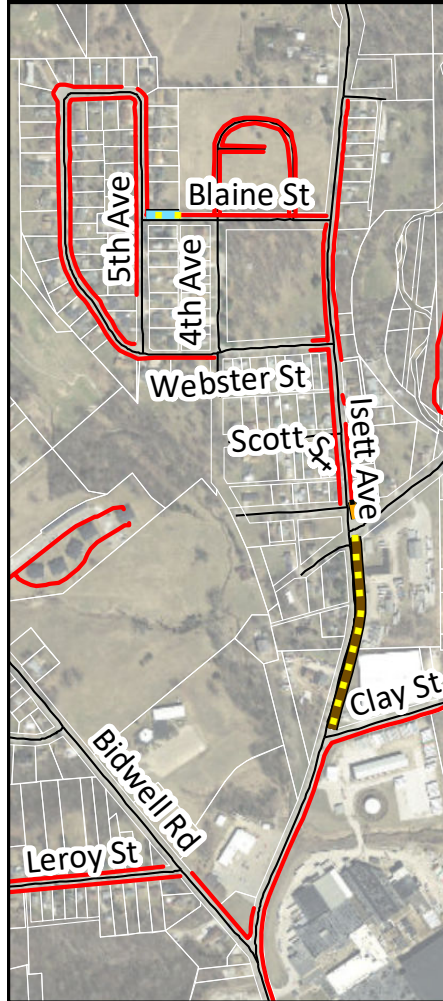
**All events will be held in the MCC Student Center – Loper Hall 563-288-6001**  
**See you there!**

# 5 Year Sidewalk Program

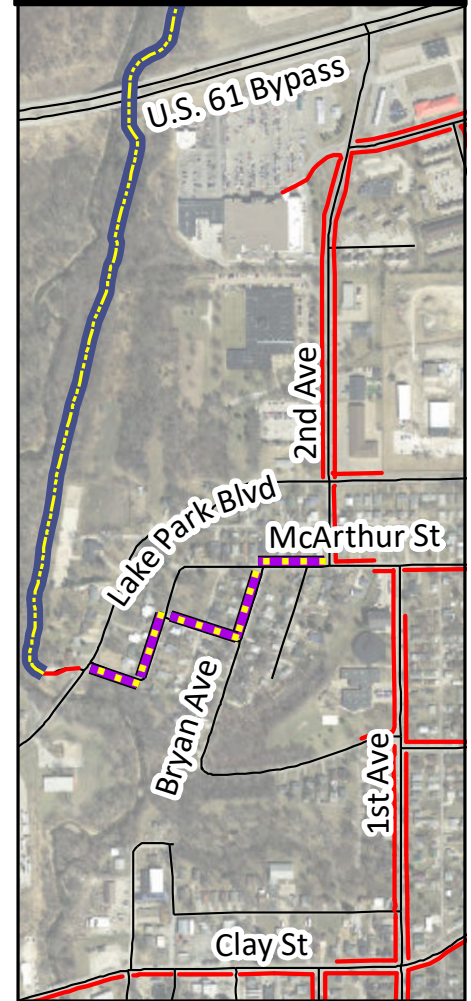
## 67th Ave



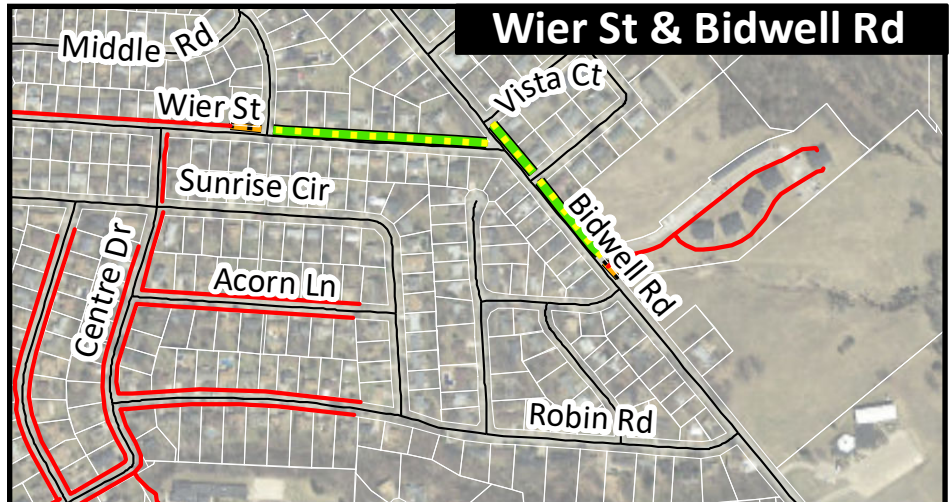
## Blaine St & Isett Ave



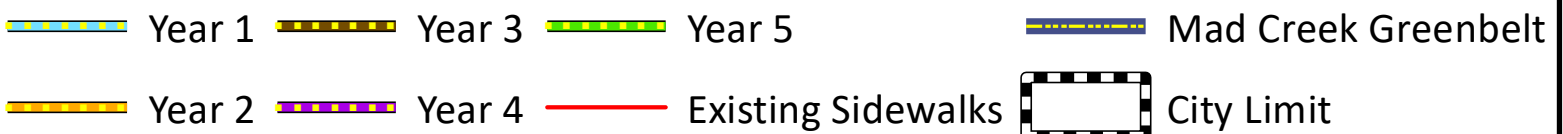
## East of Madison School



## Wier St & Bidwell Rd



## Legend



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: August 21, 2018