

RESOLUTION NO. 93584-0916

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for Muscatine Grandview Avenue Urban Revitalization Area

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

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the City must prepare a proposed plan for the designated urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property situated within the City (hereinafter referred to as the “Muscatine Grandview Avenue Urban Revitalization Area”) be designated as a revitalization area pursuant to the Act, such Muscatine Grandview Avenue Urban Revitalization Area being legally described as formally set forth in the notice appearing as part of this resolution in Section 5 hereof; and

WHEREAS, a proposed plan (the “Proposed Plan”) for the Muscatine Grandview Avenue Urban Revitalization Area is being prepared for presentation to the City Council for consideration in accordance with the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. It is hereby found and determined:

(a) The proposed Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The economic development of the Muscatine Grandview Avenue Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Muscatine Grandview Avenue Urban Revitalization Area substantially meets the criteria set forth in Section 404.1(4) of the Act.

(c) The Proposed Plan which shall be attached hereto as Exhibit A shall be prepared in accordance with the provisions of the Act.

Section 2. This City Council will meet at 7:00 o’clock p.m., on October 13, 2016, at City Hall Council Chambers, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the Muscatine Grandview Avenue Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than four and not more than twenty days before the date on which the hearing will be held. In addition, the City Clerk is hereby directed to send notice of such hearing by ordinary mail to the last known address of the owners of record of real property located within the proposed Muscatine Grandview Avenue Urban Revitalization Area, such notice to be mailed by no later than the thirtieth day prior to the date set for the hearing.

Section 4. As authorized by the Act, this City Council hereby waives the mailing of notice to the “occupants” of city addresses located within the Muscatine Grandview Avenue Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE MUSCATINE GRANDVIEW AVENUE URBAN REVITALIZATION AREA AND THE ADOPTION OF A PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Muscatine, Iowa, a proposed Urban Revitalization Plan (the “Plan”) for the development, rehabilitation and redevelopment of the property proposed for inclusion on the Muscatine Grandview Avenue Urban Revitalization Area (the “Area”), such property lying within the City and being described as follows:

Property bearing, as of September 2, 2016, Muscatine County Property ID Number:
1302154017, 1302154019, 1302154025, 1302154026, 1302154027, 1302154028, 1302154029, 1302155020, 1302155021, 1302155022, 1302155025, 1302158016, 1302158020, 1302158022, 1302158024, 1302158028, 1302158032, 1302158036, 1302158037, 1302159002, 1302159003, 1302159004, 1302159005, 1302159009, 1302159011, 1302159012, 1302181006, 1302181010, 1302181012, 1302183007, 1302184002, 1302303008, 1302304014, 1302304015, 1302304016, 1302305001, 1302305002, 1302305003, 1302305005, 1302305006, 1302305007, 1302305010, 1302305011, 1302305012, 1302307010, 1302307011, 1302307012, 1302307013, 1302307016, 1302307018, 1302308001, 1302309001, 1302309002, 1302309003, 1302309006, 1302309007, 1303434002, 1303434004, 1303437010, 1303437011, 1303437012, 1303437013, 1303437014, 1303437015, 1303457002, 1303457008, 1303457009, 1303477009, 1303477010, 1303477011, 1303477012, 1303478006, 1303478008, 1303480006, 1303480010, 1303481001, 1303481013, 1303481016, 1303483007, 1303484003, 1303484004, 1303485005, 1303485012, 1303485013, 1303485014, 1309400012, 1309400019, 1309400021, 1309400023, 1309400027, 1309400028, 1309400029, 1309400031, 1309400039, 1309400043, 1309400041, 1310126002, 1310126003, 1310127006, 1310176002, 1310176003, 1310176004, 1310176005, 1310176006, 1310176007, 1310177004, 1310177005, 1310177006, 1310202001, 1310202005, 1310202006, 1310202009, 1310202010, 1310202012, 1310202014, 1310202015, 1310202016, 1310202017, 1310202018, 1310203002, 1310203006, 1310203007, 1310205001, 1310205002, 1310205003, 1310205004, 1310205005, 1310205006, 1310206002, 1310206009, 1310206010, 1310206011, 1310206012, 1310208001, 1310208002, 1310208005, 1310208006, 1310209008, 1310209009, 1310212002, 1310212005, 1310212006, 1310251002, 1310301010, 1310301014, 1310301015, 1310301016, 1310301018, 1310301019, 1310301022, 1310301030, 1310301035, 1310302001, 1310351001, and 1316200019.

The City Council will meet at 7:00 o'clock p.m., on October 13, 2016, at the City Hall Council Chambers, Muscatine, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the “Act”) on the proposal to adopt the Plan and the proposal to establish the above described area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all “occupants” of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the City Clerk.

Published by order of the City Council of the City of Muscatine, Iowa.

Gregg Mandsager
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved September 8, 2016.

Mayor

Attest:

City Clerk



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

September 8, 2016

To All Owners of Real Property Located within the City of Muscatine Identified as Follows (see attached map):

Property bearing, as of September 2, 2016, Muscatine County Property ID Number: 1302154017, 1302154019, 1302154025, 1302154026, 1302154027, 1302154028, 1302154029, 1302155020, 1302155021, 1302155022, 1302155025, 1302158016, 1302158020, 1302158022, 1302158024, 1302158028, 1302158032, 1302158036, 1302158037, 1302159002, 1302159003, 1302159004, 1302159005, 1302159009, 1302159011, 1302159012, 1302181006, 1302181010, 1302181012, 1302183007, 1302184002, 1302303008, 1302304014, 1302304015, 1302304016, 1302305001, 1302305002, 1302305003, 1302305005, 1302305006, 1302305007, 1302305010, 1302305011, 1302305012, 1302307010, 1302307011, 1302307012, 1302307013, 1302307016, 1302307018, 1302308001, 1302309001, 1302309002, 1302309003, 1302309006, 1302309007, 1303434002, 1303434004, 1303437010, 1303437011, 1303437012, 1303437013, 1303437014, 1303437015, 1303457002, 1303457008, 1303457009, 1303477009, 1303477010, 1303477011, 1303477012, 1303478006, 1303478008, 1303480006, 1303480010, 1303481001, 1303481013, 1303481016, 1303483007, 1303484003, 1303484004, 1303485005, 1303485012, 1303485013, 1303485014, 1309400012, 1309400019, 1309400021, 1309400023, 1309400027, 1309400028, 1309400029, 1309400031, 1309400039, 1309400043, 1309400041, 1310126002, 1310126003, 1310127006, 1310176002, 1310176003, 1310176004, 1310176005, 1310176006, 1310176007, 1310177004, 1310177005, 1310177006, 1310202001, 1310202005, 1310202006, 1310202009, 1310202010, 1310202012, 1310202014, 1310202015, 1310202016, 1310202017, 1310202018, 1310203002, 1310203006, 1310203007, 1310205001, 1310205002, 1310205003, 1310205004, 1310205005, 1310205006, 1310206002, 1310206009, 1310206010, 1310206011, 1310206012, 1310208001, 1310208002, 1310208005, 1310208006, 1310209008, 1310209009, 1310212002, 1310212005, 1310212006, 1310251002, 1310301010, 1310301014, 1310301015, 1310301016, 1310301018, 1310301019, 1310301022, 1310301030, 1310301035, 1310302001, 1310351001, and 1316200019.

The City Council for the City of Muscatine, Iowa, will be considering a plan to place the above identified real property in a program identified as “**Muscatine Grandview Avenue Urban Revitalization Area**”. Following a review and approval of this plan by the City Council, property owners within the Area will be able to receive an **abatement of taxes on eligible improvements** to their property that increases the assessed value of the property by meeting one of several thresholds.

The attached Notice of Public Hearing is being sent to you because you are listed as the owner of record for one (or more) parcels of property located within the proposed urban revitalization area. Please note that your participation in this program is **voluntary** and does not require you to take any action unless you wish to pursue eligible (and otherwise) taxable improvements that would be abated over a period of time.

A copy of the proposed Urban Revitalization Plan is available for review in the City Clerk's office and is also available on the city's website at www.muscatineiowa.gov. If you have any questions or comments, please contact the Community Development Department at 563-262-4141 or the City Administrator at 563-264-1550.

Sincerely,



Gregg Mandsager
City Administrator

gmandsager@muscatineiowa.gov

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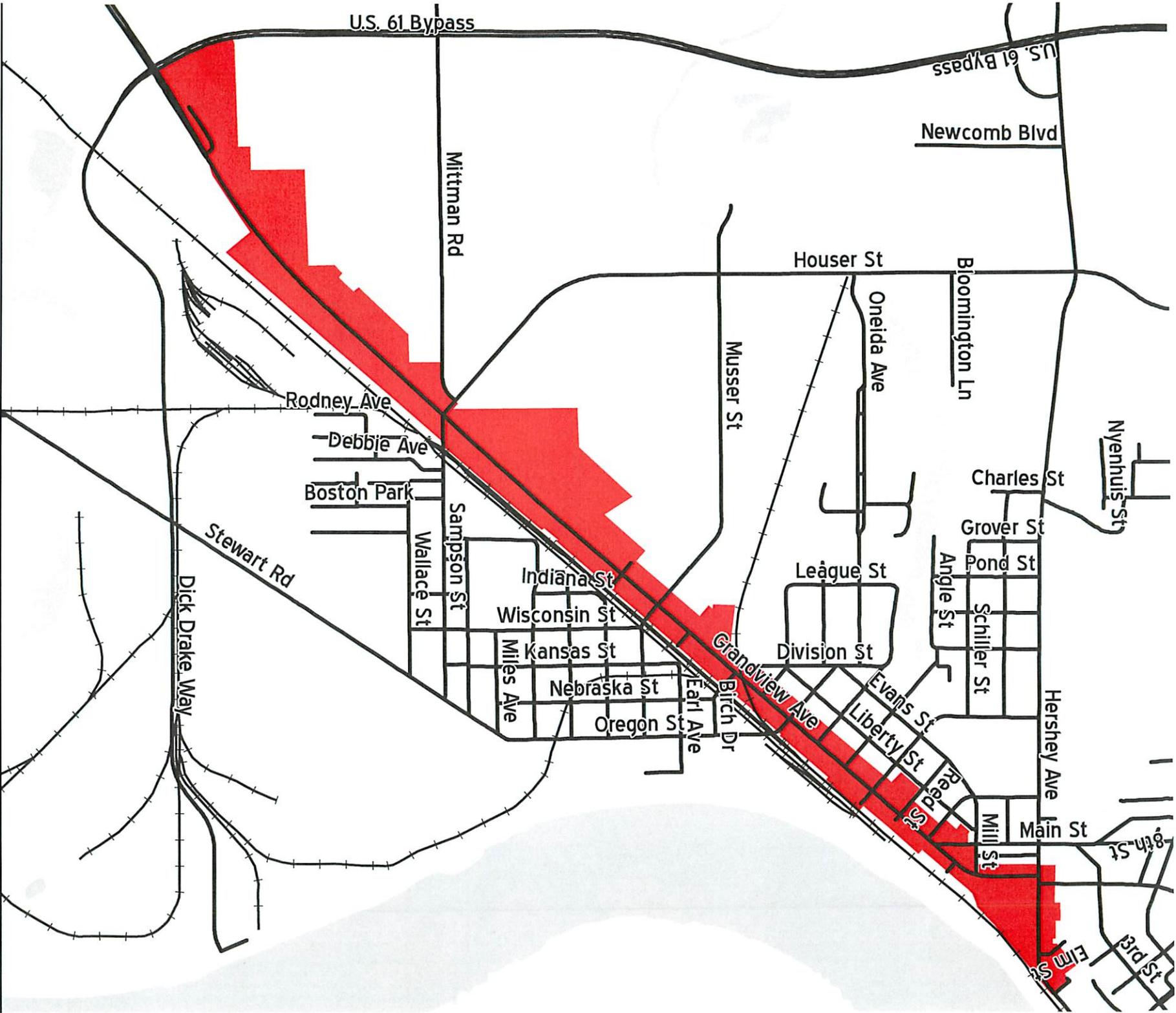
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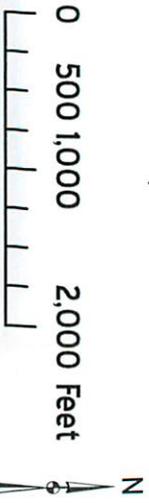
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Gregg Mandsager
City Clerk



DRAFT Grandview Avenue Tax Abatement District



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: July 29, 2016