



City Hall, 215 Sycamore St.  
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**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  
Steven Boka, Director of Community Development

**From:** Jim Rudisill, Planning/CD Coordinator

**Date:** December 14, 2012

**Re:** **CDBG Downtown Revitalization Grant Application Public Hearing**

**INTRODUCTION:**

The Iowa Economic Development Authority has opened the application window for its Community Development Block Grant (CDBG) Downtown Revitalization Program. Applications are due by 11:59 p.m. January 30, 2013.

Successful applications from communities the size of Muscatine could be awarded up to \$500,000 for building façade improvements and other downtown revitalization projects. To qualify for the program, applications must meet one of several national objectives. The Muscatine Community Development staff has identified the slum or blight national objective as the best suited for an application from the city. A targeted area of the downtown has also been identified and a meeting with the property owners within that target area will be held on December 18. A few individual meetings with multiple or key property owners and other participants are also expected to be held prior to the council meeting. Collectively, these meetings should provide city officials with some sense of owner interest in the program. City staff has already made a limited amount of encouraging contact with some owners.

**BACKGROUND:**

The CDBG Downtown Revitalization Program has been in operation for several years. During that time, a number of Iowa communities have participated in the program and have successfully renovated their downtowns. Funding may also be available through various state "green" programs.

The local effort envisions the public funds being used to leverage other public and private funds to create a larger and more substantive project than either pool of money could on its own. A variety of guidelines are used to preserve the downtown's historical features and ensure all work complies with existing federal and state regulations.

**RECOMMENDATION/RATIONALE:**

Based on property owners' interest, the staff recommends the city draft an application.

**BACKUP INFORMATION:**

1. **Program Announcement**

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND DATE FOR A PUBLIC HEARING TO  
CONSIDER A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR  
DOWNTOWN REVITALIZATION IN THE CITY OF MUSCATINE, IOWA**

**WHEREAS**, the City of Muscatine (City) has conducted or supported downtown revitalization programs in the past; and

**WHEREAS**, the city has discussed the need for additional downtown revitalization with community residents and business owners; and

**WHEREAS**, the city has received notice of funding assistance for downtown revitalization projects through the Iowa Economic Development Authority (IEDA) Community Development Block Grant (CDBG) Downtown Revitalization Program; and

**WHEREAS**, the IEDA has published regulations related to applying for downtown revitalization funding through the 2012 CDBG Downtown Revitalization Program; and

**WHEREAS**, said CDBG funding for downtown revitalization cannot exceed \$500,000 for communities the size of Muscatine; and said CDBG application is due at IEDA no later than 11:59 p.m. on January 30, 2013;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA** to schedule a public hearing on the submission of a CDBG Downtown Revitalization Program application for the purpose of revitalizing a targeted area of the downtown for January 3, 2013 at 7 p.m. in the Muscatine City Hall Council Chambers. The attached public notice will be published in the Muscatine Journal not more than 20 days nor less than 4 days prior to said public hearing.

**PASSED, APPROVED, AND ADOPTED** this 20<sup>th</sup> day of December 2013.

**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

Attest:

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

## **PUBLIC NOTICE**

Public notice is hereby given that the City Council of Muscatine, Iowa is seeking public input on a proposed application to the Iowa Economic Development Authority (IEDA) seeking \$500,000 from the IEDA's Downtown Revitalization Program. The purpose of this request is to fund downtown rehabilitation projects within a target area. The proposed target area will include the south side of the 100 and 200 blocks of East Second; the east side of the 100 block of Iowa; and the north side of the 100 block of East Mississippi Drive.

This project will not cause any permanent displacement of persons or businesses and will meet the national objective to address slum and blight in proposed target areas. The application is due at the IEDA office by 11:59 p.m. on January 30, 2013.

The public is invited to comment on this application for downtown revitalization at the public hearing on January 3, 2013 at 7 p.m. in the Muscatine City Hall Council Chambers; or by submitting written comments to the Muscatine City Clerk's office at 215 Sycamore Street, Muscatine, Iowa 52761 no later than 4 p.m. on January 3, 2013..

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Gregg Mandsager, City Clerk