

CITY OF MUSCATINE



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FOR IMMEDIATE RELEASE
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TWO PRESENTATIONS ON DEVELOPMENT OF HOUSING

Proposed subdivision, housing redevelopment among items on City Council agenda

MUSCATINE, Iowa – Muscatine City Administrator Matt Mardesen will lead three discussions during the City Council’s in-depth session Thursday (April 10) including one on a proposed residential subdivision, and another on the use of 657A for housing redevelopment. The Council will also hear a presentation on the proposed location for placement of a bike sculpture being donated to the City from Muscatine Power and Water.

Residents are encouraged to attend the meeting, which begins at 6 p.m., in the City Council Chambers on the second floor of Muscatine City Hall. The meeting is open to all individuals, regardless of language spoken or physical ability. Anyone needing special accommodations should contact the City Clerk’s office at 563-264-1550.

Assistant Community Development Director Andrew Fangman and Mardesen will lead the presentation on a proposed 26-lot residential subdivision on a 9.25-acre parcel between the south end of Clarabeck Lane and the north end of Green Acres Drive. The presentation outlines the proposed development and a development agreement that would support the creation of the new public infrastructure.

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The proposed development's location strongly supports community growth through infill development. The City has worked with the developer in the development of a financial package that will result in a positive return on investment for the City. The City is asking for guidance and feedback from the City Council before moving forward with the City's bonding attorney in the writing of the development agreement.

Mardesen and Fangman will then discuss housing redevelopment using Iowa Code Section 657A, which the City has used in the past, and the writing of development agreements for City-owned lots. Section 657A.10B (previously Section 657A.10A) of the Code of Iowa allows cities to be awarded title to abandoned property. Under this process the city must petition the court to enter judgment awarding title to the abandoned property to the city.

This process can be effective in removing blighted and nuisance properties that are detrimental to the community. It gives the ability to the city to put such properties in the hands of developers or organizations that are committed to redevelopment that return the property to an active status.

A development agreement is a contract between a developer and the City outlining the specific terms and conditions for a land use project, including what the developer must do to develop the project and the rules they will be subject to. The agreements ensure that the developer and the City are on the same page regarding the project's scope, requirements, and regulations.

The City of Muscatine has used both of these instruments to rehabilitate housing opportunities and to create safer neighborhoods.

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The final item on the agenda is a discussion on the placement of the bike sculptures that were created by Muscatine Power and Water for display at the 2023 RAGBRAI event that had a stop along the Muscatine riverfront.

For detailed information on these and other agenda items, visit the City of Muscatine website, click on "[AGENDA](#)," and select the April 10 City Council Agenda link to view or download the agenda and attachments.

Those unable to attend in person can watch the meeting live on the City of Muscatine [YouTube](#) channel or Civic-TV (Muscatine Power & Water Cable Channel 2).