

SET DATE FOR HEARING ON URBAN  
RENEWAL PLAN AMENDMENT

421464-38

Muscatine, Iowa

November 7, 2013

The Council of the City of Muscatine, Iowa, met on November 7, 2013, at 7:00 o'clock, p.m., at the City Hall Council Chambers, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Absent: None

The Mayor announced that an amendment to the urban renewal plan for the Consolidated Muscatine Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member Spread moved the adoption of the following resolution entitled "Resolution setting date for a public hearing on urban renewal plan amendment," and the motion was seconded by Council Member LeRette. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Nays: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 92599-1113

Setting date for public hearing on urban renewal plan amendment

WHEREAS, the City Council of the City of Muscatine, Iowa (the “City”), by resolution created the Consolidated Muscatine Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which would facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of the fiscal year 2014 administration of the City’s urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support, and it is now necessary that a date be set for a public hearing on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. This City Council will meet at the City Hall Council Chambers, Muscatine, Iowa, on the 5th day of December, 2013, at 7:00 o’clock p.m., at which time and place it will hold a public hearing on the proposed Amendment to the Plan for the Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Steve Boka is hereby designated as the city’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this November 7, 2013.

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Mayor

Attest:

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City Clerk

## NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the City Hall Council Chambers, Muscatine, Iowa, on the 5<sup>th</sup> day of December, 2013, the City Council of the City of Muscatine, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") to facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of the fiscal year 2014 administration of the City's urban renewal program in the Urban Renewal Area, including providing staffing, professional, legal, administrative and planning support. A copy of the proposed Amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Gregg Mandsager  
City Clerk

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On motion and vote the meeting adjourned.

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Mayor

Attest:

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City Clerk

STATE OF IOWA

COUNTY OF MUSCATINE

SS:

CITY OF MUSCATINE

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Clerk

**(Attach here publisher's affidavit of publication of notice.)**

**(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)**

STATE OF IOWA

COUNTY OF MUSCATINE

SS:

CITY OF MUSCATINE

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this 7<sup>th</sup> day of November, 2013.

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City Clerk

CITY OF MUSCATINE, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

December 5, 2013

The Urban Renewal Plan (the “Plan”) for the Consolidated Muscatine Urban Renewal Area (the “Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

**1) Identification of Project.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

**Name of Project:** Fiscal Year 2013-2014 Urban Renewal Administration and Professional Support Program (the “FY 2014 Admin Program”)

**Name of Urban Renewal Area:** Muscatine Consolidated Urban Renewal Area

**Year of Consolidation of Urban Renewal Area:** 2011

**Date of Council Approval of Project:** December 5, 2013

**Description of Project:** The City will provide administrative and professional support to its urban renewal projects and initiatives in the 2013-2014 fiscal year. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

**Description of Use of TIF:** It is anticipated that the City will pay for the FY 2014 Admin Program with the proceeds of an internal advance of City funds on-hand. The City’s obligation will be repaid with incremental property tax revenues. It is anticipated that the City’s use of incremental property tax revenues for the FY 2014 Admin Program will not exceed \$117,000.

**2) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	\$62,364,553
Outstanding general obligation debt of the City:	\$ _____
Proposed debt to be incurred in connection with project	\$ 117,000