



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: December 3, 2013
Re: Resolution to Approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area

INTRODUCTION: Chapter 403 of the Code of Iowa provides the process necessary to establish and amend an urban renewal plan.

BACKGROUND: Any future amendments to the adopted plan require notification to the public and the opportunity for consultation with other taxing authorities. On November 7, 2013, City Council took action to set a public hearing on a proposed amendment to the consolidated plan and an invitation was mailed to affected taxing authorities to attend a scheduled consultation with the city. The amendment to the Plan will authorize the city to incur debt for Plan Administration and Professional Support in an amount not to exceed \$117,000.00. Funds will be provided through an internal advance of city funds on-hand and the obligation will be repaid with incremental property tax revenues.

RECOMMENDATION/RATIONALE: It is recommended that City Council take action on the attached resolution approving the urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area.

BACKUP INFORMATION:

1. Resolution

RESOLUTION NO. _____

A resolution to approve urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Muscatine, Iowa (the "City"), by prior resolution established the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, an amendment (the "Amendment") to the plan for the Urban Renewal Area 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

WHEREAS, notice of a public hearing by the City Council of the City of Muscatine, Iowa, on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on December 5, 2013; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Muscatine County and the Muscatine Community School District; the consultation meeting was held on the 18th day of November, 2013; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The activities proposed under the Amendment conform to the general plan for the development of the City;

B. Proposed economic development under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 5, 2013.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

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Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and 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 approving the urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area in the City of Muscatine, Iowa.

WITNESS MY HAND this ____ day of _____, 2013.

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:	\$ 16,415,000
Proposed debt to be incurred in connection with project	\$ 117,000