

## ***Executive Summary***

The Pearls of Progress Project, a joint project of Muscatine County and the City of Muscatine, will enhance Muscatine making it a more attractive place to visit, work, play, and live. Muscatine has a long standing tradition of projects to enhance recreational, cultural, educational, and entertainment opportunities accomplished through a partnership amongst community stakeholders in the private, public, and philanthropic sectors. This project will build on significant prior investments made in community enhancement projects. The forthcoming major investments will help assure the economic vitality of the community and improve recreational and cultural amenities. The four components of the Pearls of Progress Project are: the conversion of the former HNI headquarters building into the new Musser Public Library & HNI Community Center, construction of the Westside Trail, construction of a dog park, and improvements to the Muscatine County Conservation Board's Deep Lakes Park. The total cost of this project is \$8,524,421 with 85% of the this funding having already been secured, this application is for a grant of \$1,000,000. Additional local fund raising will cover the remain gap of \$289,914

Pearls of Progress Project was conceived by the Community Improvement Action Team (CIAT) is a long-standing committee devoted to the enhancement of Muscatine. The CIAT is comprised of key community stakeholders from the public sector, the business community, philanthropic and community service groups, and community organizations. The CIAT grew out of successful efforts to revitalize Muscatine's riverfront.

Muscatine has a long history of making major community improvements by bundling together multiple projects into a single project, thus maximizing community buy in and support. For example in 2002 the Pearl of the Mississippi Community Improvement Project was successfully completed. Components of this \$9,625,422 project include: construction of the Muscatine Aquatic Center, construction of the Environmental Learning Center, an extension of the trail network from the riverfront to Weed Park, construction of the skate park at Musser Park, improvements to the Weed Park Rose Garden, renovations to the Weed Park tennis courts, installation of a new playground and Weed Park, enhancements to the Weed Park Lagoon, construction of the Riverview Center, and installation of period lighting downtown. The CAT program ultimately contributed \$1,000,000 to this project.

Seeking to use the same approach the Pearl of the Mississippi Community Improvement Project successfully used improved the quality of life in Muscatine in 2002, the CIAT reviewed all community improvement projects that are currently under development and selected the five projects that were of the greatest value to community, for which a grassroots interest can be clearly documented, and which best fit the criteria that Vision Iowa Board has for the CAT program. One of the more important considerations was selecting projects for which a substantial community match can be demonstrated. Between 94% to 50% of the cost of the projects that were chosen has already been matched locally.

The three component projects of the Pearl of the Mississippi project that are located within the City of Muscatine are, the Musser Public Library & HNI Community Center, and the Muscatine Community Dog Park, and the Westside Trail, are specifically listed goals of the City of Muscatine Comprehensive Plan. Out of all the community enhancement projects listed in the Comprehensive Plan, these three clearly stood out as the most desired by the community, forming the basis for their inclusion in the Pearls of Progress Project. The enhancement proposed in Deep Lake Park are the priority improvements as set forth the Deep Lakes Park Master Plan.

## **Musser Public Library & HNI Community Center**

**Cost:** \$6,222,006

**Local Match that has been Secured:** \$5,740,000

**Anticipated Opening Date:** 2018

The current home of Musser Public Library, which is 25,000 square feet in size, opened its doors in August of 1972. Over those 40+ years, library services and the community of Muscatine have changed dramatically. In addition to significant changes to Muscatine's community demographics, the last 30 years have seen radical changes in library services such as increased programming, family literacy offerings, provision of collaborative space, and an emphasis on equal access to technology. Across the nation, public libraries have found their vital roles shifting from primarily a model of storing knowledge, to that of also bringing knowledge to life within their walls.

Providing a library facility and the attendant information technology architecture that accommodates the changing requirements of delivering library services in the 21st century, while maintaining the traditional library services still greatly valued by the community, was explicitly note in Goal C.13 of the Comprehensive Plan, adopted in 2013, as a major community need. Goal C.15 of the Comprehensive Plan also noted the urgent need for an indoor venue capable of hosting larger meetings and other events, particularly in the downtown area.

In 2015 a Master Plan Study, including a Space Needs Assessment, to determine how the library could best serve the community over the next twenty years was conducted. The study, provided 3 options; refurbishing the current facility, and two new, building options. The estimated costs for these options ranged from approximately \$10 million to \$16 million. The Library Board both felt that these costs were far too expensive and that we would not be able to proceed further based on those amounts.

Then, unexpectedly, HNI Corp. contacted the City of Muscatine with a possible solution. HNI had already begun the process of relocating their corporate headquarters from their current location at 408 E. 2nd Street., to a soon-to-be renovated HNI property directly adjacent. HNI offered to donate to the City their current headquarters to be used as a community center and library. This opportunity would allow the library to acquire a new facility for a fraction of the cost of building new, while still providing a majority of the amenities recommended in the original Master Plan Study .

The property was officially given to the City in December of 2016, and is appraised at approximately \$5 million dollars. This donation provides the City of Muscatine with a new location for Musser Public Library and make available ample meeting room space in the form of the HNI Community Center. In addition to the building and grounds donation, HNI has donated all community center/library-applicable existing furniture currently in the building including office furniture, soft seating, file and storage cabinets, several conference tables and chairs, custom made casual furniture, whiteboards, and projection screens.

The new building is 34,000 square feet in size, over 25% larger than the current location. There are 109 parking spaces, the building is LEED Silver certified, and is fully ADA compliant. If in the future, a need for expansion arises, space is available to do so. The structure was completely renovated in 2005 and yet maintains its historical character, a critical component that lends itself to the mission of community stewardship that the library strives to provide. There will be over a dozen meeting and conference rooms ranging in size from 2-person study carrels to a 105-person capacity program room.

The new facility will serve as an anchor for the East end of Downtown Muscatine and provide space for existing community programs and activities such as the Farmer's Market and the Arts Council's outdoor Sunday concert, along with in-house programming created by the Library. This new dual-function facility will be owned by the City of Muscatine and will be fully operated and managed by the City's Library Department. This construction and remodeling project will make the new building suitable for community center and library operations.

An architect was hired to prepare the necessary plans to convert the former HNI headquarters building into the Musser Public Library and HNI Community Center with the aim of creatively re-purposing the former HNI Corporate Headquarters into a functional, combination public library/community center. The total cost of the Musser Public Library & HNI Community Center is \$6,222,007. The appraised value of HNI donation of the building , covers \$4,860,000 of the cost of the new facility. The cost for the necessary remodeling to convert the building from an office space to a library and community center is \$818,419. Equipment, furniture, and materials, needed to open the doors to the public as a viable library and community center, will cost an additional \$511,587. There is additional \$32,000 cost for professional services which cover architectural and design costs and moving expenses.

This construction and remodeling project will bring the new building make suitable for community center and library operations. Major components include such things as reinforcing the flooring in certain locations to withstand the additional library materials and bookshelf; the renovation of multiple office spaces into public meeting rooms and gathering spaces and make room for library materials and shelving; construction of a new ADA accessible entrance at the front doors on 2nd Street; installation of a power exhaust system to the air handler unit to ensure entrance and exit doors open and close smoothly; installation carpeting to absorb increased noise levels and provide wayfinding along with repainting as needed due to new construction; and creation of a MakerSpace on the lower level to provide a creative, durable room that allows for multiple programming uses across all age levels and will also serve as a community meeting space.

Practically speaking, to accomplish this project the library will need to invest in construction and remodeling to bring the new building up to code and make it suitable for community center and library operations. A long with the associated architectural fees, new shelving is needed, a new phone system, a security camera system, and moving costs to bring current materials and some existing shelving over to the new facility. This includes adding carpeting to reduce noise and additional library-specific furniture as needed. Even with the current HNI furniture donation, the library and community center still need different types of furniture that are unique to libraries and programming needs. The library will be able to purchase at cost (approx. 70% discount) much of this additional furniture/seating through HNI and AllSteel.

## **Muscatine Community Dog Park**

**Cost:** \$516,648

**Local Match that has been Secured:** \$379,428

**Anticipated Opening Date:** 2018

The Muscatine Community Dog Park will be the Muscatine area's first off-leash dog park. The location secured for this project is on a 14-acre City-owned parcel that was previously leased for agricultural purposes directly north of the City compost site and directly west across Houser Street from Kent-Stein Park. Three separated fenced areas are at the heart of the proposed design. Together these three fenced areas total 5 acres. They are each intended to serve the needs of a particular group of users. There will be a 0.5-acre senior dog area, a 1.5-acre small dog area, and 3-acre large dog area. Additionally, the site plan includes a training field attached to the large dog area.

Additionally, the site plan includes a training field attached to the large dog area. This area is primarily to be used for training and other structured events, and will also have a secondary function of serving as a backup to the other three areas, allowing them to be closed for turf maintenance and recovery as needed. The training field could be built as a part of a second phase. Amenities such as shade shelters, benches, water fountains, etc. will be provided in each of the three areas. The Muscatine Community Dog Park will have a direct connection to the City of Muscatine Trail network. City Council has approved the use of this site for a dog park, a site plan has approval by the City Site Plan Review Committee; and some initial site preparation has occurred.

The parking lot, drinking fountains, picnic shelter, and informational kiosks constructed as part of the Muscatine Community Dog Park will also function as a major trailhead on the City of Muscatine trail network. The dog park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail. The dog park is also connected directly to this junction by a one-mile loop trail that runs on the west side of Houser Street around City-owned property that includes the Dog Park, a native prairie planting, the compost site, the Muscatine Transfer Station, and the Muscatine Slough. The ability for the parking lot, drinking fountains, etc. to also serve as a trailhead provides substantial savings over the cost of separately developing such facilities for each of the three projects, and provides a much better return on the dollars invested for these establishments. In addition to the 19 parking spaces that will be constructed, overflow parking for an additional 25 parking spaces will be provided by the existing access road .

The proposal for an off-leash dog park is the result of a grassroots effort of a significant number of members of the Muscatine community. There is a growing consensus that an off-leash dog park is a vital and necessary part of a community's recreational and wellness infrastructure. The first off-leash dog park in the United States opened in 1979. Since then, the growth rate in the number of off-leash dog parks has exceeded the overall growth rate of parks by tenfold. There are now over 2,900 off-leash dog parks in the United States with nearly 50% of jurisdictions that operate park facilities having an off-leash dog park. In recent years numerous off-leash dog parks have been built in communities across eastern Iowa including Iowa City, Davenport, Bettendorf, Burlington, Clinton, and Cedar Rapids. A growing demand for an off-leash dog park has been expressed by the Muscatine community in recent years.

## Westside Trail

**Cost:** \$795,758

**Local Match that has been Secured:** \$625,000

**Anticipated Opening Date:** 2019

**Projected Annual Operating & Maintenance Costs:** \$1,796

The Westside Trail will be approximately 1.75-mile, 10' wide off road, multi-use trail, extending from Kent-Stein Park to Discovery Park.

The construction of this trail will accomplish a number of goals that will enhance the quality of life in Muscatine, including the establishment of a single, continuous trail network linking all the Muscatine areas major recreational amenities. Currently there is no safe route for pedestrians or bicyclists to traverse west side of Muscatine from north to south, construction of the Westside Trail will remedy this.

Currently, there are two disconnected trail networks in Muscatine. The first is the 3.5 mile system located in northwest Muscatine, which is comprised of trails maintained by the City of Muscatine, the Muscatine County Conservation Board, and the Muscatine Community Y. The second is an approximately 10 mile trail stretching from Deep Lakes Park along the Mississippi River through downtown Muscatine to the eastern terminus at Solomon Road just east of the Muscatine city limits. The Westside Trail will not only link these two trail networks into a single community-wide trail, but it will also strengthen the trail network.

The west side of Muscatine is bisected by a line of bluffs that create a significant impediment for pedestrians to travel by foot or bike safely. Currently there is a 1.5 mile stretch of these bluff through which there is no safe route for pedestrians or bicyclists to travel. There are significant recreational, educational, and commercial amenities located on either side of the bluffs, which give nearby residents need to traverse the relatively short distance through the bluffs on foot or by bike. Construction of the Westside Trail will create the first safe route for doing so.

The Westside Trail will begin on the west side of Houser Street across from the entrance of Kent-Stein Park, a 66-acre park containing 17 baseball/softball diamonds. Existing trails travel south and east from this point. The trail will then proceed north along Houser Street, through the future site of Phase III of the Muscatine Soccer Complex. The existing Muscatine Soccer Complex which contains eight full-sized, state-of-the-art soccer fields is located on the opposite side of Houser Street. After crossing Hershey Avenue, the Westside Trail will then proceed up the bluffs to the Muscatine Agricultural Learning Center. The Ag Learning Center is an educational facility that includes a climate-controlled indoor animal arena, 20 horse stalls, cattle pens, classrooms, and is also leased to the public for expositions, clinics, and a variety of nonagricultural events. Currently, there is no safe pedestrian or bike access to the Ag Learning Center. After crossing Lucas Street, the trail travels a short distance into Discovery Park. Discovery Park is an 85-acre park managed by the Muscatine County Conservation Board with amenities that include an environmental learning center, stocked fishing ponds, 1.5 miles of paved trails, 2 miles of mowed trails, and an arboretum. The Westside Trail will end at Discovery Park with a connection to the existing trail network.

## Deep Lakes Park Cabins

**Cost:** \$1,000,000

**Local Match that has been Secured:** \$500,000

**Anticipated Opening Date:** 2018

In April 2013 Muscatine County's newest park, Deep Lakes Park, was opened to the public for the first time. This park, located approximately one mile south of Muscatine, was made possible by a gift of land from the W.G. Block Company to the Muscatine County Conservation Board. The 435 acres of Deep Lakes Park contains approximately 120 acres of open water spread across more than 20 individual and interconnected lakes. The balance of Deep Lakes Park is comprised of sand dunes, grassy and brushy areas, and established cedar and cottonwood trees. The unusual physical attributes of the Deep Lakes Park landscape give it the potential to become an attraction that improves the quality of life in Muscatine and which attracts visitors from a wider area.

Since taking ownership of the land in December 2012 the Muscatine County Conservation Board has installed five gravel parking lots, two concrete boat ramps, linked together two of the lakes, made improvements to fish habitat, constructed a beach with a swim area, installed a sand volleyball pit, and constructed a handicap accessible fishing pier which was donated by Monsanto. The Conservation Board also commissioned Shoemaker-Haaland to develop a master plan for the full development of Deep Lakes Park. This plan, which was based on input received from the public, was completed and adopted by the Conservation Board in 2014. The Kent-Stein to Deep Lakes Park Trail, a City of Muscatine project which will be completed in October of 2017, will connect Deep Lakes Park to the City of Muscatine trail network with a paved, off-road trail of more than four miles in length.

The Deep Lakes Park Master Plan identifies over \$4 million worth of desired improvements that will transform the park into a major draw for visitors from Muscatine and beyond. The County Conservation Board has identified four rental cabins as the next part of the Master Plan for implementation. These cabins would sleep 6 to 8 and would be available for rent all year. These cabins would be the same prefabricated design that was installed with great success by Scott County at West Lake Park, located 30 miles to the northeast of Deep Lakes Park. These cabins are 1,440-square-foot structures feature two bedrooms, a full bathroom, living room, fireplace, kitchen and covered porch. The cabins would have electricity and running water and would be served by pump out sewage vaults. The proposed rental cabins would also be a first of its kind in Muscatine County. Such cabins have proven popular in surrounding County and State parks. The unique landscape and series of interconnected lakes make Deep Lakes Park unique in eastern Iowa. Deep Lakes Park has the potential to draw a greater variety of visitors and having a place for such visitors to stay overnight will help capitalize on this draw.



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

December 5, 2014

Vison Iowa Program Manager  
Iowa Economic Development Authority  
200 East Grand, IA 50309-1819

Dear Sir or Madam

The City of Muscatine was incorporated in 1851 by a special act of the Iowa State Legislature and is located on the Mississippi River, which is the eastern boundary of the state of Iowa. The City is located 160 miles east of Des Moines, 200 miles west of Chicago, and is the county seat of Muscatine County. The City occupies a land area of approximately 18.5 square miles and serves a population of 23,819 people. Two voluntary annexations in 2012 and 2013 increased the City's population by 933 from the 2010 Census population of 22,886 to the current level. The City is empowered to levy a tax on all property located within its boundaries.

The City operates under the mayor-council form of government and has a City Administrator. Policy making and legislative authority are vested in a mayor and seven council members. The city council is responsible, among other things, for passing ordinances and resolutions, adopting the budget, appointing committees, and hiring both the City Administrator and the City Attorney. The City Administrator is responsible for carrying out the policies and ordinances of the city council, for overseeing the day-to-day operations of the government, and for appointing the heads of various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms and the mayor is elected to serve a two-year term. Five of the council members are elected by district. The mayor and the two remaining council members are elected at large.

The City provides a full range of services including police and fire protection; roadway maintenance; water pollution control; solid waste management; recreational and cultural activities and facilities; and a general aviation airport.

Sincerely,

Andrew Fangman  
City Planner

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



## MUSCATINE COUNTY CONSERVATION BOARD

3300 Cedar Street P.O. Box 109 Muscatine, IA 52761 (563) 264-5922 email: conservation@co.muscatine.ia.us

January 13, 2015

Vision Iowa Program Manager  
Iowa Economic Development Authority  
200 E. Grand Ave.  
Des Moines, IA 50309

Dear Sir or Madam:

The Muscatine County Conservation Board is one of many departments within Muscatine County's Government. The Conservation Board was approved by vote of the residents of the County in 1964 and began operation January 1, 1965 in accordance to Chapter 350 of the Iowa Code. A five-person Board, appointed by the County Board of Supervisors, set policies and provide overall direction for staff.

We currently manage eleven areas encompassing 1740 acres. These areas offer opportunities for hunting, fishing, camping, nature trails, conservation education programs and much more, all in beautiful natural settings.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Weiss".

Curtis Weiss, Director



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 264-1550  
Fax (563) 264-0750

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HUMAN RESOURCES

July 13, 2017

To Whom it May Concern:

The purpose of this letter is to certify the City of Muscatine provides health insurance to full time employees.

The premium for coverage is 94% paid by the city and the same benefit is offered to all full time employees.

Very truly yours,

A handwritten signature in cursive script, reading "Stephanie Romagnoli".

Stephanie Romagnoli  
Human Resources Manager

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

**MUSCATINE COUNTY ADMINISTRATION OFFICE**

414 E. 3<sup>RD</sup> Street, Suite 101, Muscatine, IA 52761-4142

Phone: 563-263-5317 Fax: 563-288-4235

Nancy Schreiber, Director, Administrative Services  
Sherry Seright, Budget Administrator  
Kelly Irwin, Administrative Secretary

e-mail: [nschreiber@co.muscatine.ia.us](mailto:nschreiber@co.muscatine.ia.us)  
e-mail: [sseright@co.muscatine.ia.us](mailto:sseright@co.muscatine.ia.us)  
e-mail: [kelly.irwin@co.muscatine.ia.us](mailto:kelly.irwin@co.muscatine.ia.us)

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July 12, 2017

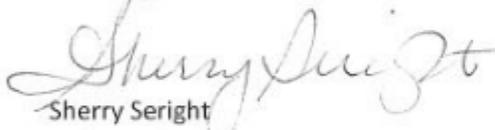
To Whom it May Concern:

The purpose of this letter is to certify that Muscatine County provides health insurance to full time employees.

The premium for coverage is 90-100% paid by the County, depending on the plan selected by the employee, and offers the same benefits to all employees.

Please feel free to contact me directly if you require any additional information.

Sincerely,



Sherry Seright  
Budget Administrator

### ***Local Support***

Quality of life is a concern shared by the citizens of Muscatine. Citizens have taken an active role in the development of recreational, historical, cultural and educational resources benefiting people of all ages, economic levels and ethnic groups. Citizens recognize the importance of attracting visitors to the area and making their stay a pleasant one. They understand historical, cultural and recreational resources can have a significant impact on the economic development of the area, especially regarding the recruitment and retention of its labor force. Area employers note Muscatine needs to develop a greater variety of individualized, family-oriented activities appealing to a larger share of the population. These amenities will help Muscatine become a better place to live, help attract young families, and encourage people to stay in Iowa.

The Pearl of Progress Project a joint endeavor of Muscatine County and the City of Muscatine, will enhance Muscatine making it a more attractive place to visit, work, play, and live. Muscatine has a longstanding tradition of projects to enhance recreational, cultural, educational, and entertainment opportunities accomplished through a partnership of community stakeholders in the private, public, and philanthropic sectors. This project will build on significant prior investments made in community enhancement projects. The forthcoming major investments will help assure the economic vitality of the community, attractive to visitors, improve recreational opportunities and cultural amenities.

Local support for the Pearls of Progress Project has been evident during community planning activities. This project truly originates with, and is strongly backed by the grassroots of the community. This support is evident in the City of Muscatine Comprehensive Plan.

The Comprehensive Plan is the vision of what community members desire Muscatine to become over the course of the next decade and the specific actions, policies and projects needed to make this vision a reality. The Comprehensive Plan addresses all the diverse facets of the community. This plan provides a comprehensive view in the form of goals to guide individual decisions regarding a particular facet of the community so that they are not made in isolation, but rather made in a manner that furthers implementation of the vision of the desired Muscatine. The plan provides a roadmap based on community input for leveraging the strengths of the community, taking advantage of opportunities, correcting weaknesses, and addressing challenges to achieve all goals of the plan.

The current City of Muscatine Comprehensive Plan was adopted on September 19, 2013. The first step in developing this vision contained within the Comprehensive Plan was for community members to identify the strengths, weaknesses, challenges, and opportunities facing Muscatine and their neighborhood and what they want the City of Muscatine and their neighborhood to become. This process primarily occurred at a series of town-hall meetings in the summer of 2012.

A total of eight town hall meetings were held in the summer of 2012, one each in the seven planning districts, and one community-wide English/Spanish bilingual town hall meeting. At these town hall meetings, there was a facilitated discussion on the strengths, weaknesses, opportunities, and challenges community members felt are facing both Muscatine and their neighborhood and what improvements they desire to see. These discussions focused on four broad topics particularly relevant to the comprehensive plan: land use, infra- structure, economic development, and quality of life. All comments, ideas, and suggestions offered were recorded and were used as the starting point for the creation of the goals and implementation strategies of the comprehensive plan.

The goals and the implementation strategies to accomplish these goals are the heart of the comprehensive plan. Creating these goals and implementation strategies was the task of four community member advisory groups (CMAGs). The CMAGs were composed of residents and representatives from the business community, neighborhood groups, community organizations, and governmental entities. Each CMAG addressed one of the four following broad set of related topics: infrastructure, land use, economic development, and quality of life. These four CMAGs met a total of 26 times, during which, the 82 goals and 501 implementation strategies are at the heart of the Comprehensive Plan.

The four component projects of The Pearls of Progress Project that are located within the City of Muscatine include are the Musser Public Library and HNI Community Center, Westside Trail, and the Muscatine Community Dog Park, are specifically listed goals of the Comprehensive Plan. The Musser Public Library and HNI Community Center fulfils two separate major goals of the City of Muscatine Comprehensive Plan, see pages 24 through 28. Out of all planned for community enhancement projects , these four were prioritized as the most desired by the community, forming the basis for their inclusion in the Pearls of Progress Project by the Community Improvement Action Team (CIAT).

The Muscatine County Conservation Board completed a master plan for the development of Deep Lakes Park in December of 2013. The process for creating this master plan relied heavily on input from the community. The completed master plan represents the community’s vision of what it wants from Deep Lakes Park.

The Community Improvement Action Team (CIAT) a long-standing committee devoted towards the enhancement of Muscatine and who have put together the Pearls of Progress Project. The CIAT is comprised of key community stakeholders from the public sector, the business community, philanthropic and community service groups, and community organizations. The CIAT grew out of successful efforts to revitalize Muscatine’s riverfront, and has now expanded to making improvement across the entire community.

Over the past two decades, The Muscatine riverfront has been transformed from an area of declining industrial activity to a crown jewel attracting visitors and enhancing the quality of life for residents through 46 individual projects. The total cost for the riverfront transformation is more than \$18 million. Forty percent of the funding for these projects came from various federal, state and local government sources. The community raised the remaining 60%. In 1996, residents of Muscatine voted against allowing for a riverfront casino, so revenue from gaming operation, which many Iowa cities have used to fund riverfront renovation, was not available in Muscatine. However, the community support for this collaborative vision of the riverfront was robust enough over \$10 million was given directly by the community, local businesses, foundations, civic groups, and residents.

The active community support for the collaborative effort to enhance the community that has successfully revitalized the riverfront is also evident in the community support for the Pearls of Progress Project. More than \$7.3 million of the funding need for this project has already been raised, more than 86% of the total project cost. The depth of local support for this project is further evidenced by the diverse sources of the funds already raised. Commitments have been received from local business, local philanthropic foundations, the City, the County, the Federal government, and hundreds of donations from private individuals.

Prepared by Andrew Fangman, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

**RESOLUTION NO. 93916-0717**

**A RESOLUTION AUTHORIZING AN APPLICATION WITH THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR COMMUNITY ATTRACTION & TOURISM PROGRAM FUNDING FOR THE PEARL OF THE PEARLS OF PROGRESS PROJECT**

**WHEREAS**, the State of Iowa, through the Iowa Economic Development Authority, has funded the Community Attraction & Tourism Program to assist communities in the development and creation of multiple purpose attraction and tourism facilities; and

**WHEREAS**, The Pearls of Progress Project in Muscatine, Iowa, requires Community Attractions & Tourism funds in order to complete the construction of public recreational, cultural and entertainment attractions described in its grant application; and

**WHEREAS**, the City of Muscatine supports Pearls of Progress Project and views the project as having a positive cultural and economic impact on the community; and

**WHEREAS**, an application has been prepared requesting Community Attraction & Tourism Program funding in the amount of \$1,000,000; and

**WHEREAS**, such application should be approved as to form and content; and;

**NOW, THEREFORE, BE IT RESOLVED**, that the application with the Iowa Department of Economic Development for Community Attraction & Tourism Program funding for the pearls of progress project is hereby approved as to form and content.

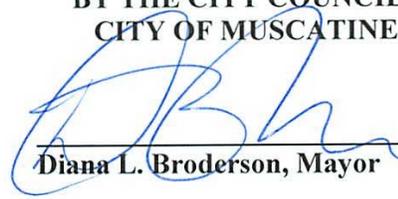
**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized to execute and file the application on behalf of the City of Muscatine, with the Iowa Economic Development Authority for Community Attraction & Tourism Program funding for the Pearls of Progress Project.

**BE IT FURTHER RESOLVED**, that the City of Muscatine, Iowa does hereby commit to address funding for Pearls of Progress Project as outlined in the application at the appropriate time in the City’s budgeting process.

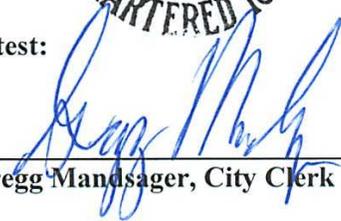
PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of July 2017.

BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA



  
\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

  
\_\_\_\_\_  
Gregg Mandasager, City Clerk

**RESOLUTION #03-14-16-01  
RESOLUTION EXPRESSING INTENT TO ENTER INTO A LOAN AGREEMENT**

WHEREAS, the Board of Supervisors (the "Board") of Muscatine County, Iowa (the "County"), has heretofore proposed to enter into a loan agreement (the "Loan Agreement") in a principal amount not to exceed \$500,000, pursuant to the provisions of Section 331.402 of the Code of Iowa, related to borrowing funds on behalf of the Muscatine County Conservation Board for the purpose of constructing cabins at Deep Lakes Park, and has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, the County intends to enter into the Loan Agreement in the future;

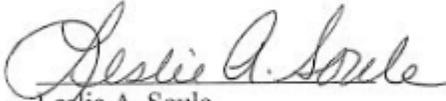
NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

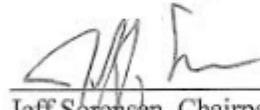
Section 1. The County hereby determines to enter into the Loan Agreement in the future, providing for a loan to the County in a principal amount not to exceed \$500,000 for the purpose set forth in the preamble hereof, and the Board declares that this resolution constitutes the additional action required by Section 331.402 of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 14<sup>th</sup> day of March, 2016.

ATTEST:

  
Leslie A. Soule  
Muscatine County Auditor

  
\_\_\_\_\_  
Jeff Sorensen, Chairperson  
Muscatine County Board of Supervisors

HNI Corporation 600 East Second Street, Muscatine, Iowa 52761, Tel 563 272 7400, Fax 563 272 7347, www.hnicorp.com



July 6, 2017

Enhance Iowa Board  
Iowa Economic Development Authority  
200 East Grand Avenue  
Des Moines, IA 50309-1819

HNI Corporation, a publicly held NYSE company, is headquartered in Muscatine. Today we employ approximately 4,000 Iowa-based members, most of whom work and live in the Muscatine area.

Community development projects are critical components for enriching the vitality of our community. HNI's ability to recruit and retain world-class talent is incumbent on having a community that offers high-value cultural and recreational opportunities.

We sincerely endorse the Pearls of Progress project and respectfully request your support.

Sincerely,

A handwritten signature in black ink that reads "Gary L. Carlson". The signature is written in a cursive, flowing style.

Gary L. Carlson  
VP, Community Relations





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

July 12, 2017

Enhance Iowa Board  
Iowa Economic Development Authority  
200 E. Grand Avenue  
Des Moines, Iowa 50309-1819

To Whom It May Concern:

This letter is written in support of the City of Muscatine’s application to the Iowa Department of Economic Development Community Attraction and Tourism Program funding for its Pearls of Progress Project.

As you will see in the application, there are numerous projects that will fall under the Pearls of Progress Project umbrella for our residents, for Muscatine’s continued resurgence and ability to attract and retain employees.

One very important part of the project is the Musser Public Library and HNI Community Center. The HNI Corporation donated property that had served as their headquarters to the city in December of 2016. The construction and remodeling of this facility will make the building more suitable for a community center and our library operations. It is an ideal location in the heart of downtown Muscatine.

The City of Muscatine is deeply committed to increasing the well-being of its citizens as can be seen by the creation of the Muscatine Community Dog Park and the Westside Trail which will both offer opportunities for physical activity. In addition, the Westside Trail, which runs from Kent Stein Park to the Discovery Park, will connect the two trail networks currently in the City of Muscatine.

Scheduled to be completed in October 2017, the City of Muscatine’s Kent Stein to Deep Lakes Park Trail Project will connect the city to Deep Lakes Park that is owned by the Muscatine County Conservation Board. Since taking ownership of the 435-acre park, the county has made many improvements. It is hoped that the creation of a Deep Lakes Park Master Plan will help transform the park into a major draw for visitors from Muscatine and beyond.

The City of Muscatine has a longstanding tradition of creating partnerships between the public, private, and philanthropic sectors to undertake projects that enhance recreational, cultural, educational, and entertainment opportunities. This project continues this tradition and builds on the significant prior investments made in community enhancement.

The City of Muscatine strongly supports the submission of a CAT grant application for the Pearls of Progress Project.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Gregg Mandsager  
City Administrator

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



July 10, 2017

Ms. Nichole Shalla  
Enhance Iowa Program manager  
Iowa Economic Development Authority  
200 East Grand Avenue  
Des Moines, IA 50309-1819

Dear Ms. Shalla,

The Greater Muscatine Chamber of Commerce and Industry's mission is to support efforts to advance our region's economy, improve the quality of life for our community and enhance our member's success. The CAT grant application for the Pearls of Progress Project will enable our community to continue with enhancement of recreational and tourism opportunities.

The construction and remodeling project of the Musser Public Library and HNI Community Center will serve as a state of the art community library exceeding national library trends for a much needed community center. The Muscatine Community Dog Park will provide a safe and a pet friendly experience to our dog-loving community. The Westside Trail will become a means to safely bridge the trail gap between Muscatine's major recreational amenities (Discovery Park, Muscatine Soccer Complex, Kent-Stein Park and Deep Lakes Park). The Deep Lakes Park Cabin project provides the first rental cabin in Muscatine County and will help transform our Deep Lakes Park into a major draw for visitors from Muscatine and outlying areas.

All mentioned projects will be great assets for our community and we strongly support the CAT grant application and the investments made to our community now and for the future.

Regards,

Greg Jenkins  
President and CEO

**Greater Muscatine Chamber of Commerce & Industry**

102 Walnut Street • Muscatine, Iowa 52761 USA  
563-263-8895 • 563-263-6373 • Fax 563-263-7662



July 12, 2017

Dear Enhance Iowa Board Members,

This letter is written in support of Muscatine's application for a Community Attraction and Tourism grant.

One such project that will help Muscatine's commitment to increase amenities would be the four modern cabins, capable of sleeping 6 to 8 people, which would be available for rent year-round in Deep Lakes Park. Additionally, Deep Lakes Park offers many amenities such as canoeing and kayaking that would be positively impacted by the addition of the cabins.

Increasing well-being and healthy behaviors is important for the vitality of a community. The addition of the 1.75-mile Westside Trail that will create a single continuous trail network that links all the Muscatine areas major recreational amenities will be wonderful, not only for citizens of Muscatine, but for visitors that enjoy and seek out recreational amenities.

Musser Public Library & HNI Community Center is another exciting project that lends itself to the possibilities of additional community events. Some events could definitely have the possibility of bringing in more visitors to our community.

Additionally, the impact of having a dedicated Muscatine Community dog park will offer a unique feature in furthering more opportunities to participate in physical activities and create social interactions.

Muscatine is a great place to live and a community that is on an upward trajectory in enhancing the lives of our citizens. Muscatine would benefit greatly from a Community Attraction and Tourism grant. If I can answer any questions or provide additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jodi Hansen". The signature is written in a cursive style with a long, sweeping underline.

Jodi Hansen  
Director, Muscatine Convention and Visitors Bureau  
563-263-8895



## **City of Muscatine, Iowa—Comprehensive Plan**

*Chapter 7: Community Facilities, Services, & Amenities*

**Policy C.12.B:** Any new garbage trucks purchased by the City will be automated for collection, which will reduce the need for extra trucks on the roadways and require only a one person crew.

**Policy C.12.C:** Containers will feature the ability to keep rodents out and litter from escaping.

**Action C.12.D:** The City will implement containers for garbage disposal in phases and implementation will be done by staff recommendation.

### **Goal C.13: Musser Public Library**

The Musser Public Library will have the facility and the support necessary to continue to enhance the quality of life in Muscatine by operating as a cultural and educational center, offering lifelong learning enrichment opportunities through access to ideas, information and the arts.

**Policy C.13.A:** The Musser Public Library should be housed in a facility that is up to date, attractive, and effectively serves the needs of the community.

**Policy C.13.B:** Library technologies that promote efficiency and effectiveness in the delivery of information and library services will be utilized.

**Policy C.13.C:** Provide an information technology architecture that accommodates the changing requirements of delivering library services in the 21st century, while maintaining the traditional library services still greatly valued by the community.

**Policy C.13.D:** The City of Muscatine will provide budgetary support necessary for the Musser Public Library to continue to enhance the quality of life in Muscatine.

**Action C.13.E:** The Library Board of Trustees or a committee operating under the auspices and reporting to the Library of Trustees will prepare a long-range library facilities plan that addresses the evolving needs and aging facilities as well as the implementation of library technologies that promote efficiency and effectiveness in the delivery of information and library services. The following issues should be among those examined during the process to create a long-range library facilities plan:

- Necessary square footage
- Compliance with the Americans With Disabilities Act
- Parking
- Large meeting room
- Self-checkout system
- RFID technology

**Project C.13.E:** Implement the long-range library facilities plan prepared under Action C.13.F.

### **Goal C.14: Muscatine Art Center**

The Muscatine Art Center will have the facility and the support necessary for the Muscatine Art Center to carry out its mission, continue to enhance the quality of life in Muscatine and to care for the collections of the Art Center.

**Policy C.14.A:** The Muscatine Art Center should maintain the historic integrity of the Musser house and original landscape, meet museum standards in providing appropriate environmental conditions for its collection, contain appropriate spaces for carrying out the organization's educational mission and provide appropriate spaces for viewing historic and aesthetic objects.



## City of Muscatine, Iowa—Comprehensive Plan

Chapter 1: Introduction & Synopsis

### Goal C.15: Convention Center/Community Meeting Facility

Develop an indoor venue capable of hosting larger meetings and other events.

**Policy C.15.A:** The City of Muscatine will support, encourage, and promote the development of an indoor venue capable of hosting larger meetings and other events.

**Policy C.15.B:** The City of Muscatine will only directly participate in the construction or operation of an indoor venue capable of hosting larger meetings and other events, if a determination is made that such direct City participation is the only viable option to achieve the goal.

**Policy C.15.C:** The City of Muscatine will make appropriate incentives available for the development of an indoor venue capable of hosting larger meetings and other events, to the private sector.

**Action C.15.A:** A detailed study will be conducted with public input to determine:

- The demand for an indoor venue capable of hosting larger meetings and other events;
- What size facility is need to meet existing demand;
- What amenities and features are need to make the facility a success;
- Optimal location;
- Options for financing construction of such a facility;
- Options for how and who such a facility could be operated;
- Opportunities for making such a facility part of an existing or planner community facility.

**Project C.15.D:** Development of an indoor venue capable of hosting larger meetings and other events that is consistent with the recommendation of the study conducted in Action C.15.A.

### Goal C.16: Stormwater

The City of Muscatine will be in compliance all relevant state and federal stormwater regulations.

**Policy C.16.A:** Proactively comply with relevant state and federal stormwater regulations.

**Policy C.16.B:** Promote management approaches and practices that reduce runoff and pollutant loading, and help manage runoff as close to its source as possible.

**Action C.16.C:** Continue to monitor and prepare for changes in regulatory requirements regarding stormwater.

**Action C.16.D:** Work with community partners to educate and inform the community about best management practice regarding stormwater and any changes in the regulatory environment.

**Project C.16.E:** Upon completion of work related to the West Hill Sewer Separation Project, redevelop the municipally owned lot at the corner of Cedar Street and 8th Street in pocket park that both enhances the appearance of Muscatine and demonstrates Low Impact Development storm water management practices.



## **City of Muscatine, Iowa—Comprehensive Plan**

### *Chapter 6: Parks & Recreation*

#### **Goal PR.3: Dog Park**

Construction of an off-leash dog park, a fenced space within a park or other location, through a partnership with community stakeholders

**Policy PR.3.A:** Costs associated with the construction of any dog park should come primarily from non-municipal sources.

**Policy PR.3.C:** The City of Muscatine will make available any appropriate portion of municipal land for the construction of a dog park.

**Policy PR.3.D:** The City of Muscatine will operate and maintain any dog park built on municipal property.

**Policy PR.3.E:** The operational costs of a dog park shall be primarily funded by users of the dog park.

**Policy PR.3.F:** Users will be required to pick up all dog waste and keep the dog park in good order

**Policy PR.3.G:** If the dog park is poor condition due to non-compliance with Policy PR.3.F, the dog park will be closed until such a time that it is brought back to acceptable condition.

**Policy PR.3.H:** There shall be signage at the entrance of any dog park to indicate compliance with Policy PR.3.F.

**Policy PR.3.I:** Prior to any closure under Policy PR.3.F, written notice of deteriorating conditions will be posted at the entrance of the dog park.

**Policy PR.3.J:** The location of dog park shall meet the following site selection criteria:

- If located in a park, a dog park shall not be placed in any area where it will negatively impact primary uses of the park, unless the impact can be mitigated.
- At least 100 feet from a playground or children's facility.
- At least 200 feet from the nearest home or business.
- Near adequate off street parking (existing or constructed in conjunction with the dog park).
- Reasonable proximity to a water line
- A minimum size of one acre.



## City of Muscatine, Iowa—Comprehensive Plan

### Chapter 6: Parks & Recreation

**Policy PR.3.K:** The design of any dog park shall meet the following criteria and contain the following elements:

- Be entirely fenced to height of five feet
- Fence panels shall be buried to a depth of at least six inches at all locations except at access points.
- A public entrance consisting of a double gate. The space of at least 16 square feet between the two gates will serve as a buffer between the dog park area and the rest of the park.
- A single gate that is wide enough to accommodate park maintenance vehicles
- Permanent signs stating the hours of operation, rules, and regulations for the dog park.
- An adequate number of covered trash receptacles.
- Adequate seating.

**Policy PR.3.L:** The following characteristics and amenities are highly desired and no dog park shall be developed without them unless there is no other practical alternative:

- Located on a site with other amenities, such as a park.
- Site is centrally located and easily accessible.
- Site is an inviting location.
- Total fenced area is two to three acres in size.
- A smaller separately fenced areas intended for the use of small dogs only.

**Action PR.3.M:** A committee operating under the auspices and reporting to the Recreational Advisory Commission will prepare, with extensive public input a detailed plan for a dog park addressing each of the following issues in specific detail and that reflect the dog park policies established in the Comprehensive Plan. This committee will also make the determination if there is the necessary community support and desire to exceed the design guidelines established in Policy PR.3.K and Policy PR.3.L. and construct a world class dog park.

- Site selection
- Design
- Funding of capital costs
- Funding of ongoing operations and maintenance
- Rules and regulations regarding use and operation of the dog park
- Pond

**Project PR.3.N:** Construct the dog park in accordance with the plan prepared under Action PR.3.M



## City of Muscatine, Iowa—Comprehensive Plan

### Chapter 6: Parks & Recreation

#### Goal PR.7: Trails

Trails are an important asset to the community; they form the backbone of the identified critical non-motorized transportation routes, serve as the local segment of the national Mississippi River Trail and American Discovery trails, and are a recreational amenity that enhances the quality of life of Muscatine residents. The existing network of trails should be extended and expanded to better serve these important functions.

**Policy PR.7.A:** The highest priority trail extension and enhancement projects are those for which there is an opportunity to construct through a partnership between a school, business, institution, property owner, community group, or other governmental agencies and the City of Muscatine.

**Policy PR.7.B:** Trail extension projects are listed below in order of priority.

**Action PR.7.C:** Identify a feasible route for connecting the southern end of the Cedar Street Trail and the Riverfront Trail

**Project PR.7.D:** Musser Park to Wiggins Road Trail.

**Project PR.7.E:** A trail connecting Kent Stein Park/Muscatine Soccer Complex to the existing trail network at Discovery Park.

**Project PR.7.F:** A trail running along Mad Creek from Washington Street connecting to the existing trail network at the riverfront.

**Project PR.7.G:** A trail running along Mad Creek from Washington Street connecting to the existing Mad Creek Greenbelt Trail at Lake Park Avenue.

**Project PR.7.H:** A trail connecting the Cedar Street Trail and the Riverfront Trail as identified in Action T.14.A.

**Project PR.7.I:** Trail connecting the Mulberry Avenue/U.S. 61 Bypass to the existing to the existing Mad Creek Greenbelt Trail at the U.S. 61 Bypass underpass.

**Project PR.7.GJ:** Trail amenities - mile markers, benches, trail heads etc.

#### Goal PR.8: Riverside Bandshell

Construct a bandshell at Riverside Park that is aesthetical pleasing and consistent with the design of other developed amenities in Riverside Park.

**Policy PR.8.A:** Costs associated with the construction of any bandshell should come primarily from non-municipal sources.

**Action PR.8.B:** The Recreational Advisory Commission or a committee operating under the auspices and reporting to the Recreational Advisory Commission will prepare with public input, a detailed plan for the financing, location, and design of a bandshell at Riverside Park.

**Project PR.8.C:** Construct a bandshell at Riverside Park in accordance with the plan prepared under Action PR.8.B.



## City of Muscatine, Iowa—Comprehensive Plan

Chapter 6: Parks & Recreation

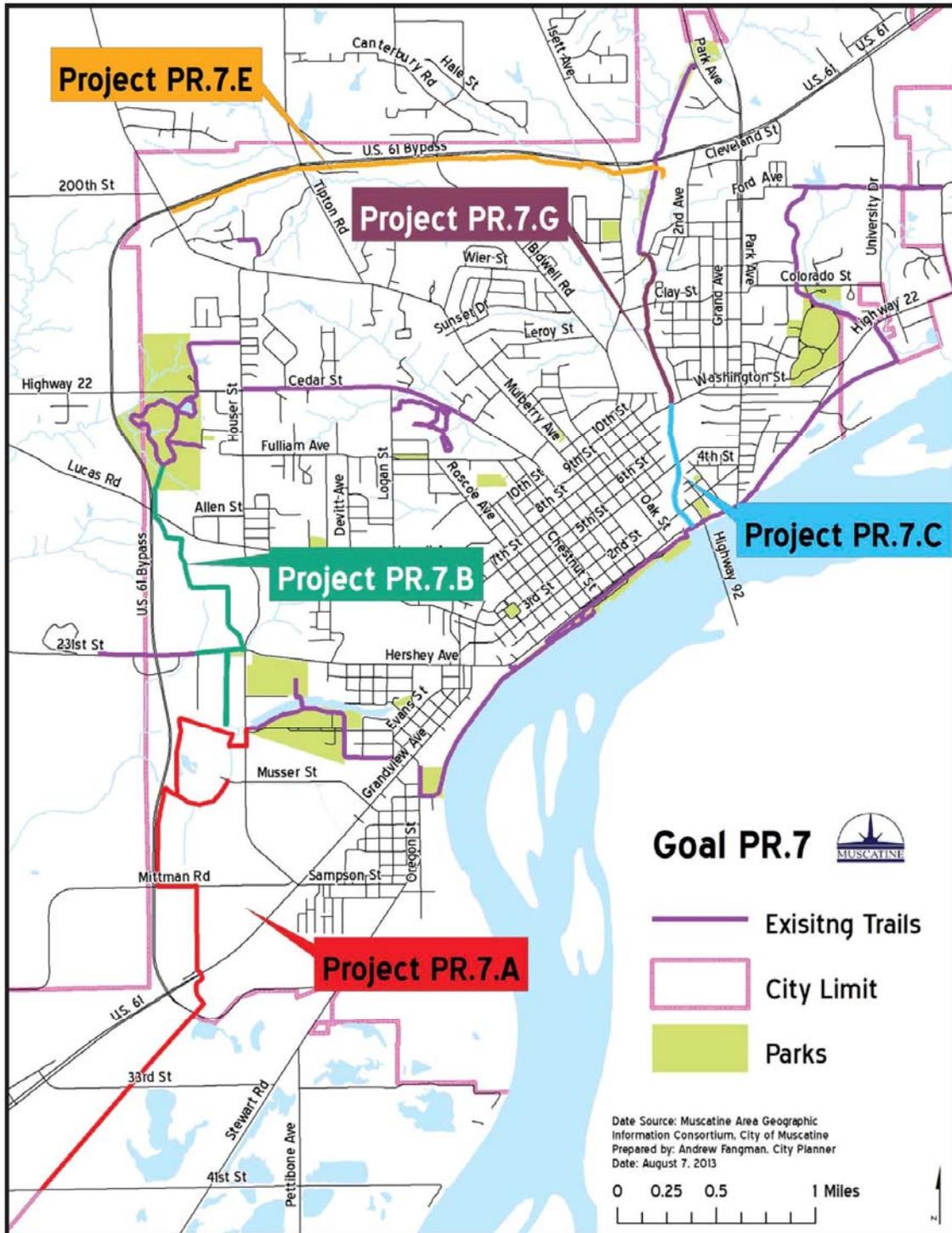


Figure 73: Muscatine Trail System (Existing and Envisioned) 6-36

City of Muscatine Comprehensive Plan (The Westside Trail is Identified Here as *Project PR.7.B*)

# Tab C – Local Support

## The Pearls of Progress Project

(Deep Lakes Park Cabins-  
Deep Lakes Park Master Plan)



*Deep Lakes Park*  
Muscatine County, Iowa



Shoemaker  
Haaland  
www.shoemaker-haaland.com

Park Master Plan (December 2013)

**Vertical Infrastructure**

The Pearls of Progress Project is comprised of four component vertical infrastructure projects selected because of the enhancements to recreational, cultural, educational, and entertainment desired by community members these four projects most effectively leverage past, present, and planned investments to deliver the largest possible positive impact to the community. The total cost of the Pearls of Progress Project is estimated at: \$8,534,412. A detailed cost estimate for each project is included on the following pages. A detailed project narrative can be found in Tab E.

<b>Musser Public Library &amp; HNI Community Center</b>				
<b>Building Renovations Costs</b>				
Building (408 E. 2nd Street)	1	Lump	\$4,860,000	\$4,860,000
CONSTRUCTION COSTS (See Pages 40 through 46 for Detailed Breakdown)	1	Lump	\$818,419	\$712,000
COOLING SYSTEM FOR SERVER ROOM	1	Each	\$7,500	\$7,500
CABLING FOR PHONES/CAMERAS/PA SYSTEM	1	Each	\$15,400	\$15,400
SECURITY CAMERA SYSTEM	1	Each	\$10,000	\$10,000
PHONE SYSTEM	1	Each	\$8,000	\$8,000
PA SYSTEM	1	Each	\$2,600	\$2,600
<b>Building Renovations Costs Subtotal</b>				<b>\$5,721,919</b>
<b>Furniture &amp; Finishes</b>				
Shelving	1	Lump	\$125,000	\$125,000
Outdoor Movie Scree	1	Each	\$5,000	\$5,000
Outdoor Sound System	1	Lump	\$5,000	\$5,000
Grossheim Photo Displays	1	Lump	\$5,000	\$5,000
Tourism Brochure Racks	1	Lump	\$500	\$500
Other Furniture	1	Lump	\$40,000	\$40,000
<b>Furniture &amp; Finishes Subtotal</b>				<b>\$180,500</b>

Musser Public Library & HNI Community Center Capital Costs (Table continues on next page)

<b>Musser Public Library &amp; HNI Community Center</b>					
<b>Technology Infrastructure</b>					
WIFI & NETWORK SWITCHES	1	Lump	\$4,030	\$4,030	
FIREWALL	1	Lump	\$4,500	\$4,500	
NEW SERVERS & NETWORK OPERATING SYSTEM	1	Lump	\$8,157	\$8,157	
LAPTOPS/TABLETS TO LEND	1	Lump	\$9,000	\$9,000	
RFID/SELF-CHECKS/STAFF STATIONS/COIN, BILL & CARD PAY	1	Lump	\$69,500	\$69,500	
A/V VIDEOCONFERENCING/PRESENTATION EQUIPMENT	1	Lump	\$30,000	\$30,000	
VIEWSCAN DIGITAL MICROFILM READER/PRINTER	1	Lump	\$10,000	\$10,000	
LIBRARY DOCUMENT STATION (LDS)* (2 UNITS)	2	Lump	\$8,700	\$17,400	
LAPTOP/TABLET DISPENSER*	1	Lump	\$35,000	\$35,000	
<b>Technology Infrastructure Subtotal</b>					<b>\$187,587</b>
<b>Materials Collection</b>					
Opening Day Collection	1	Lump	\$100,000.00	\$100,000	
<b>Materials Collection Subtotal</b>					<b>\$100,000</b>
<b>Services</b>					
Consultant Fees	1	Lump	\$20,000.00	\$20,000	
Moving Costs	1	Lump	\$12,000.00	\$12,000	
<b>Services Subtotal</b>					<b>\$32,000</b>
<b>Musser Public Library &amp; HNI Community Center</b>					<b>\$6,222,006</b>

Musser Public Library & HNI Community Center Capital Costs (Continued from Previous Page)

<b>Westside Trail</b>				
<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<b>Land &amp; Easements</b>				
Easement Plat Preparation	2	Each	\$937.50	\$1,875
<b>Land &amp; Easements Subtotal</b>				<b>\$1,875</b>
<b>Grading</b>				
Clear and Grub				\$100,000
<b>Grading Subtotal</b>				<b>\$100,000</b>
<b>Paving</b>				
10' Wide Multi-Use Trail	XXXX	Linear Feet	XXXX	\$650,000
<b>Paving Subtotal</b>				<b>\$650,000</b>
<b>Engineering &amp; Design</b>				
Design	1	Each	\$40,000.00	\$20,000
Surveying	1	Each	\$825	\$825
Archaeological Survey	1	Each	\$5,058.28	\$5,058
Route Study	1	Each	\$20,000	\$20,000
<b>Engineering &amp; Design Subtotal</b>				<b>\$43,883</b>
<b>Westside Trail Construction Costs</b>				<b>\$795,758</b>

Westside Trail Capital Costs

<b>Muscatine Community Dog Park</b>				
<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<b>Land</b>				
Land	261,360	Square Feet	\$1.05	\$274,428
<b>Land Subtotal</b>				<b>\$274,428</b>
<b>Paving</b>				
19 Space Parking Lot and Entrance Road Extension	120	Cubic Feet of Concrete	\$63,720	\$63,720
<b>Paving Subtotal</b>				<b>\$63,720</b>
<b>Trail Connector</b>				
10' Trail	650	Linear Feet	\$50.00	\$32,500.00
<b>Trail Connector Subtotal</b>				<b>\$32,500</b>
<b>Water</b>				
Water Fountains	3	Each	\$2,500.00	\$7,500
<b>Water Subtotal</b>				<b>\$7,500</b>
<b>Electrical</b>				
Electrical Service to Shelter/Storage	1	Each	\$5,000	\$5,000
Security Lighting	1	Each	\$5,000	\$5,000
<b>Electrical Subtotal</b>				<b>\$10,000</b>
<b>Landscaping</b>				
Canopy Trees - 2.5" Cal.	10	Each	\$100.00	\$1,000
<b>Landscaping Subtotal</b>				<b>\$1,000</b>

Muscatine Community Dog Park Capital Costs *(continued on next page)*

<b>Muscatine Community Dog Park</b>				
Item	Quantity	Unit	Unit Cost	Total Cost
<b>Fencing</b>				
Fencing Including Weed Barrier	2,500	Linear Feet	\$40.00	\$80,000
<b>Fencing Subtotal</b>				<b>\$80,000</b>
<b>Structures &amp; Amenities</b>				
Shade Shelters	4	Each	\$4,000.00	\$16,000
Informational Kiosk	1	Each	\$3,000.00	\$3,000
Benches	6	Each	\$500	\$3,000
Entry Shelter	1	Each	\$15,000	\$15,000
Storage Shed	1	Each	\$5,000	\$5,000
Communication & Rules Center	1	Each	\$500	\$500
<b>Structures &amp; Amenities Subtotal</b>				<b>\$42,300</b>
<b>Engineering &amp; Design</b>				
Landscape Architect/Engineer Costs	1	Lump Sum	\$5,000.	\$5,000
<b>Engineering &amp; Design Subtotal</b>				<b>\$5,000</b>
<b>Muscatine Community Dog Park</b>				<b>\$516,648</b>

Muscatine Community Dog Park Capital Costs (continued from previous page)

<b>Deep Lakes Park Cabins</b>				
Item	Quantity	Unit	Unit Cost	Total Cost
<b>Cabins</b>				
Cabins	4	Each	\$116,000.00	\$464,000
Foundations	4	Each	\$25,000	\$100,000
<b><i>Cabins Subtotal</i></b>				<b><i>\$564,000</i></b>
<b>Utilities</b>				
Water and Electric Service Hookups	1	Lump	\$300,000.00	\$300,000
Pump Out Sewage Vaults	4	Each	\$9,000	\$36,000
<b><i>Utilities Subtotal</i></b>				<b><i>\$336,000</i></b>
<b>Roads/Parking</b>				
Access Roads & Parking	1	Lump	\$100,000.00	\$100,000
<b><i>Roads/Parking Subtotal</i></b>				<b><i>\$100,000</i></b>
<b><i>Deep Lakes Park Cabins</i></b>				<b><i>\$1,000,000</i></b>

***Total for all Projects*** ***\$8,534,412***



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opn@opnarchitects.com

As always, OPN, with its passion for the built environment, will continue to provide innovative solutions for our clients. We are proud to be a part of the community and look forward to continuing to work with you on future projects. Thank you for your support and for making OPN a part of your organization.

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Client:

**CITY OF MUSCATINE**  
312 WYOMING STREET  
MUSCATINE, IL 62556

Project:

**Musser Public Library Renovation**  
300 E 2ND STREET  
MUSCATINE, IOWA 62556

Architect/Engineer:

**H. JAFFE Engineering Consultants**  
300 2ND AVENUE  
MUSCATINE, IOWA, IL 62556  
PH: 309.768.0873  
FX: 309.768.0877

Structural Engineer:

**H. JAFFE Engineering Consultants**  
300 2ND AVENUE  
MUSCATINE, IOWA, IL 62556  
PH: 309.768.0873  
FX: 309.768.0877

Structural Designer:

**H. JAFFE Engineering Consultants**  
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opin@opinarchitects.com

All plans, data, specifications, contracts, etc. shall remain the property of OPIN ARCHITECTS and shall not be used for any other project without the written consent of OPIN ARCHITECTS. OPIN ARCHITECTS shall not be held responsible for any errors or omissions on any drawings or specifications prepared by others.

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**Client**  
CITY OF MUSCATINE  
318 SYCAMORE STREET  
MUSCATINE, IA 52201

---

**Project**  
Musser Public Library Renovation  
400 E 2ND STREET  
MUSCATINE, IOWA 52201

---

**Structural Engineer**  
H. JAWW Engineering Consultants  
600 SOUTH AVENUE  
MADISON, IOWA 52201  
P: 319-363-5010  
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Client:  
CITY OF BERKELEY  
210 RIVINGTON STREET  
BERKELEY, CA 94701

Project:  
Musser Public Library Renovation  
408 E 2ND STREET  
LAURELTON, MISSISSIPPI

Architect:  
H. J. JONES Engineering Consultants  
223 JONES AVENUE, SE  
ROCKY HILL, MISSISSIPPI 38867  
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# Tab D – Vertical Infrastructure

## The Pearls of Progress Project (Musser Public Library & HNI Community Center)

HNI Community Center Musser Public Library Renovation  
Muscatine, Iowa

OPN Architects, Inc.  
June 9, 2017

<b>Sitework</b>						<b>\$45,000</b>
<b>1 Site Improvements</b>	<b>1 ls @</b>	<b>\$ 30,000</b>	<b>=</b>		<b>\$30,000</b>	
ADA Accessible Ramp @ Front Entry + New Doors						
Exterior Drive Up Book Drop						
<b>2 New Monument/Building Sign</b>	<b>1 ls @</b>	<b>\$ 15,000</b>	<b>=</b>		<b>\$15,000</b>	
<b>Level 0 Renovation</b>						<b>\$141,253.26</b>
<i>Demolition</i>						
<b>1 Remove Existing Carpet and Base</b>	<b>3374 sf @</b>	<b>\$ 0.92 /sf</b>	<b>=</b>		<b>\$3,104.08</b>	
<b>2 Remove Existing Acoustical Ceiling Tiles</b>	<b>0 sf @</b>	<b>\$ 1.40 /sf</b>	<b>=</b>		<b>\$0.00</b>	
<b>3 Remove Existing Door &amp; Frame</b>	<b>4 ea @</b>	<b>\$ 237.19</b>	<b>=</b>		<b>\$948.76</b>	
<b>4 Remove Existing Gypboard Partitions</b>	<b>1192 sf @</b>	<b>\$ 6.79 /sf</b>	<b>=</b>		<b>\$8,093.68</b>	
<b>5 Slot Concrete Floor for Electrical Boxes</b>	<b>85 lf @</b>	<b>\$ 6.24 /lf</b>	<b>=</b>		<b>\$530.40</b>	
Patch	<b>85 lf @</b>	<b>\$ 3.30 /lf</b>	<b>=</b>		<b>\$280.50</b>	
<b>6 Slot Gypboard Walls for Connection to Electrical</b>	<b>28 lf @</b>	<b>\$ 3.80 /lf</b>	<b>=</b>		<b>\$106.40</b>	
Patch	<b>28 lf @</b>	<b>\$ 22.00 /lf</b>	<b>=</b>		<b>\$616.00</b>	
<b>7 Cut Gypboard for New Outlets</b>	<b>5 ea @</b>	<b>\$ 47.44</b>	<b>=</b>		<b>\$237.20</b>	
<b>8 Cut and Remove Existing Masonry for Book Drop</b>	<b>0 sf @</b>	<b>\$ 52.94 /sf</b>	<b>=</b>		<b>\$0.00</b>	
Patch Perimeter	<b>0 sf @</b>	<b>\$ 27.50 /sf</b>	<b>=</b>		<b>\$0.00</b>	
<b>9 Miscellaneous Demolition</b>	<b>1 ls @</b>	<b>\$ 550.00</b>	<b>=</b>		<b>\$550.00</b>	
<b>10 Remove and Dispose of Debris</b>	<b>1 ls @</b>	<b>\$ 825.00</b>	<b>=</b>		<b>\$825.00</b>	
<b>11 Remove Existing Windows</b>	<b>2 ea @</b>	<b>\$ 142.31</b>	<b>=</b>		<b>\$284.62</b>	
<b>12 Remove Existing Concrete Ramps</b>	<b>2 ls @</b>	<b>\$ 1,500.00</b>	<b>=</b>		<b>\$3,000.00</b>	
<i>New Work</i>						
<b>13 New Interior Partitions</b>						
Steel Study Framing - 3 5/8"	<b>334 sf @</b>	<b>\$ 3.85 /sf</b>	<b>=</b>		<b>\$1,285.90</b>	
Sound Batts	<b>334 sf @</b>	<b>\$ 1.10 /sf</b>	<b>=</b>		<b>\$367.40</b>	
Gypboard - 5/8"	<b>668 sf @</b>	<b>\$ 3.30 /sf</b>	<b>=</b>		<b>\$2,204.40</b>	
<b>14 Hollow Metal Door Frame - Single</b>	<b>2 ea @</b>	<b>\$ 437.53</b>	<b>=</b>		<b>\$875.06</b>	
Wood Door	<b>2 ea @</b>	<b>\$ 496.38</b>	<b>=</b>		<b>\$992.76</b>	
Finish Hardware	<b>2 ea @</b>	<b>\$ 525.80</b>	<b>=</b>		<b>\$1,051.60</b>	
<b>15 Patch Gypboard @ New Outlets</b>	<b>5 ea @</b>	<b>\$ 110.00</b>	<b>=</b>		<b>\$550.00</b>	
<b>16 Miscellaneous Gypboard Patching</b>	<b>1 ls @</b>	<b>\$ 1,650.00</b>	<b>=</b>		<b>\$1,650.00</b>	
<b>17 Acoustical Ceiling Tiles @ Maker Space</b>	<b>655 sf @</b>	<b>\$ 4.40 /sf</b>	<b>=</b>		<b>\$2,882.00</b>	

# Tab D – Vertical Infrastructure

## The Pearls of Progress Project (Musser Public Library & HNI Community Center)

HNI Community Center Musser Public Library Renovation Muscatine, Iowa		OPN Architects, Inc. June 9, 2017		
18 New Carpet Tile	4823 sf @ \$	6.00 /sf	=	\$28,938.00
New Resilient Flooring	654 sf @ \$	8.80 /sf	=	\$5,755.20
New Wall Base	688 lf @ \$	3.30	=	\$2,270.40
19 Painting				
New Gypboard	668 sf @ \$	0.66 /sf	=	\$440.88
Existing Gypboard Walls	6672 sf @ \$	0.55 /sf	=	\$3,669.60
New Doors & Frames	2 ea @ \$	192.50	=	\$385.00
Existing Doors & Frames	10 ea @ \$	137.50	=	\$1,375.00
20 Miscellaneous Finishes	5713 sf @ \$	1.10 /sf	=	\$6,284.30
21 Book Drop	0 ea @ \$	1,839.75	=	\$0.00
22 Miscellaneous Specialties	1 ls @ \$	1,650.00	=	\$1,650.00
Signage	1 ls @ \$	1,500.00	=	\$1,500.00
23 Miscellaneous Specialties	1 ls @ \$	1,650.00	=	\$1,650.00
24 New Glass Entrance @ Maker Room	269 sf @ \$	88.00 /sf	=	\$23,672.00
25 New Casework @ Maker Room Plam Base + Upper Cabinets, Quartz Counters	17 lf @ \$	433.00	=	\$7,361.00
26 New interior ADA Ramp	1 ls @ \$	3,500.00	=	\$3,500.00
27 New Glass Railing @ Existing Opening	4 lf @ \$	313.23	=	\$1,252.92
<i>Mechanical Work</i>				
28 Miscellaneous HVAC Changes	1 ls @ \$	5,000.00	=	\$5,000.00
29 Trench Work/Sink @ Maker Room Casework	1 ls @ \$	7,500.00	=	\$7,500.00
<i>Electrical Work</i>				
30 Electrical Demolition	1 ls @ \$	1,100.00	=	\$1,100.00
31 Add Electrical Floor Boxes	10 ea @ \$	110.00	=	\$1,100.00
Conduit & Wire	171 lf @ \$	11.00	=	\$1,881.00
32 Add Wall Outlets - Allowance	5 ea @ \$	275.00	=	\$1,375.00
33 New Lighting @ Book Drop Room	263 sf @ \$	4.40 /sf	=	\$1,157.20
34 Card Access at Vestibule Entry Door	1 ls @ \$	2,000.00	=	\$2,000.00
<b>Level 1 Renovation</b>				<b>\$158,939.11</b>
<i>Demolition</i>				
1 Remove Existing Carpet and Base	5452 sf @ \$	0.92 /sf	=	\$5,015.84
2 Remove Existing Acoustical Ceiling Tiles	0 sf @ \$	1.40 /sf	=	\$0.00
3 Remove Existing Glass Partitions w/ Doors	138 sf @ \$	6.00 /sf	=	\$828.00

# Tab D – Vertical Infrastructure

HNI Community Center Musser Public Library Renovation  
Muscatine, Iowa

OPN Architects, Inc.  
June 9, 2017

Remove Existing Glass Door and Hardware	1 ea @ \$	237.19	=	\$237.19
4 Remove Existing Gypboard Partitions	279 sf @ \$	6.79 /sf	=	\$1,894.41
5 Cut Wood Floor for Electrical Boxes	7 ea @ \$	37.95	=	\$265.65
Patch	7 ea @ \$	24.86	=	\$174.02
6 Cut Concrete Floor for Electrical Boxes	6 ea @ \$	6.24	=	\$37.44
Patch	6 ea @ \$	3.30	=	\$19.80
7 Cut Gypboard for New Outlets	5 ea @ \$	47.44	=	\$237.20
8 Miscellaneous Demolition	1 ls @ \$	825.00	=	\$825.00
9 Remove and Dispose of Debris	1 ls @ \$	825.00	=	\$825.00
10 Remove Existing Window @ Light Wall Area	1 ea @ \$	142.31	=	\$142.31
<i>New Work</i>				
11 Patch Gypboard @ New Outlets	5 ea @ \$	110.00	=	\$550.00
12 Miscellaneous Gypboard Patching	1 ls @ \$	1,100.00	=	\$1,100.00
13 Acoustical Ceiling Tiles @ Offices + Family Room	437 sf @ \$	4.40 /sf	=	\$1,922.80
14 New Carpet Tile	4242 sf @ \$	6.00 /sf	=	\$25,452.00
New Wall Base	261 lf @ \$	3.30	=	\$861.30
<i>15 Painting</i>				
Existing Gypboard Walls	11335 sf @ \$	0.55 /sf	=	\$6,234.25
Existing Doors & Frames	2 ea @ \$	137.50	=	\$275.00
Stain new structural beams to match adjacent structure	1812 sf @ \$	1.00	=	\$1,812.00
<i>17 Increase Structural Capacity of Floor</i>				
Reinforce Existing Beam	102 lf @ \$	116.49	=	\$11,881.98
Reinforce Wood Joists	1812 sf @ \$	12.66 /sf	=	\$22,939.92
<i>18 Miscellaneous Specialties</i>				
Signage	1 ls @ \$	1,650.00	=	\$1,650.00
Dutch Door	1 ea @	\$800	=	\$800.00
19 Custom Program Room Steps + Feek - Solid Surface	1 ls @ \$	14,000.00	=	\$14,000.00
Custom Tall Storage Cabinets (36" wide each)	6 ea @ \$	1,000.00	=	\$6,000.00
20 Light Knob Feature @ Children's Entry	1 ls @ \$	30,000.00	=	\$30,000.00
<i>Mechanical Work</i>				
21 Miscellaneous HVAC Changes	1 ls @ \$	5,000.00	=	\$5,000.00

# Tab D – Vertical Infrastructure

HNI Community Center Musser Public Library Renovation				OPN Architects, Inc.
Muscatine, Iowa				June 9, 2017
<i>Electrical Work</i>				
25 Electrical Demolition	1 ls @	\$ 1,100.00	=	\$1,100.00
26 Add Electrical Floor Boxes	13 ea @	\$ 110.00	=	\$1,430.00
Conduit & Wire	273 lf @	\$ 11.00	=	\$3,003.00
27 Add Wall Outlets - Allowance	5 ea @	\$ 275.00	=	\$1,375.00
28 New Feature Lights	2 ea @	\$ 2,750.00	=	\$5,500.00
29 ADA Electrical Door Upgrades @ Entry	2 ea @	\$ 2,500.00	=	\$5,000.00
<b>Level 2 Renovation</b>				<b>\$109,064.12</b>
<i>Demolition</i>				
1 Remove Existing Carpet and Base	2690 sf @	\$ 0.92 /sf	=	\$2,474.80
2 Remove Existing Acoustical Ceiling Tiles - Not Required				
3 Remove Existing Glass Partitions w/ Doors	0 sf @	\$ 6.00 /sf	=	\$0.00
4 Remove Existing Windows	0 ea @	\$ 142.31	=	\$0.00
5 Remove Existing Gypboard Partitions	0 sf @	\$ 6.79 /sf	=	\$0.00
6 Cut Wood Floor for Electrical Boxes	8 ea @	\$ 37.95	=	\$303.60
Patch	8 ea @	\$ 24.86	=	\$198.88
7 Cut Gypboard for New Outlets	5 ea @	\$ 47.44	=	\$237.20
8 Miscellaneous Demolition	1 ls @	\$ 825.00	=	\$825.00
9 Remove and Dispose of Debris	1 ls @	\$ 825.00	=	\$825.00
<i>New Work</i>				
10 Patch Gypboard @ New Outlets	5 ea @	\$ 110.00	=	\$550.00
11 Miscellaneous Gypboard Patching	1 ls @	\$ 1,100.00	=	\$1,100.00
12 Acoustical Ceiling Tiles - Not Required				
13 New Glass Entrance to Maker Room	0 sf @	\$ 88.00 /sf	=	\$0.00
14 New Glass Railing to Match Existing	0 lf @	\$ 313.23	=	\$0.00
15 New Carpet Tile	4780 sf @	\$ 5.50 /sf	=	\$26,290.00
New Wall Base	225 lf @	\$ 3.30	=	\$742.50
New Resilient Flooring	0 sf @	\$ 8.80 /sf	=	\$0.00
New Wall Base	0 lf @	\$ 3.30	=	\$0.00
16 Painting				
Existing Gypboard Walls	7239 sf @	\$ 0.55 /sf	=	\$3,981.45
Existing Doors & Frames	2 ea @	\$ 137.50	=	\$275.00
Stain new Structural beams to match existing	2712 lf @	\$ 1.00	=	\$2,712.00

# Tab D – Vertical Infrastructure

## The Pearls of Progress Project (Musser Public Library & HNI Community Center)

HNI Community Center Musser Public Library Renovation Muscatine, Iowa		OPN Architects, Inc. June 9, 2017		
17	Miscellaneous Finishes	5634 sf @ \$	1.10 /sf =	\$6,197.40
18	Increase Structural Capacity of Floor			
	Reinforce Existing Beam	113 lf @ \$	116.49 =	\$13,163.37
	Reinforce Wood Joists	2712 sf @ \$	12.66 /sf =	\$34,333.92
19	Custom Plam Cabinets - Base Units	0 sf @ \$	132.88 /sf =	\$0.00
	Quartz Countertops	0 lf @ \$	93.78 =	\$0.00
20	Miscellaneous Specialties	1 ls @ \$	1,650.00 =	\$1,650.00
	Signage	1 ls @ \$	2,000.00 =	\$2,000.00
<i>Mechanical Work</i>				
21	Miscellaneous HVAC Changes	1 ls @ \$	5,000.00 =	\$5,000.00
<i>Electrical Work</i>				
22	Electrical Demolition	1 ls @ \$	1,100.00 =	\$1,100.00
23	Add Electrical Floor Boxes	8 ea @ \$	110.00 =	\$880.00
	Conduit & Wire	259 lf @ \$	11.00 =	\$2,849.00
24	Add Wall Outlets - Allowance	5 ea @ \$	275.00 =	\$1,375.00
<b>Level 3 Renovation</b>				<b>\$163,975.74</b>
<i>Demolition</i>				
1	Remove Existing Carpet and Base	2659 sf @ \$	0.92 /sf =	\$2,446.28
2	Remove Existing Acoustical Ceiling Tiles - Not Required			
3	Remove Existing Glass Partitions w/ Doors	385 sf @ \$	6.00 /sf =	\$2,310.00
4	Remove Existing Windows	0 ea @ \$	142.31 =	\$0.00
5	Remove Existing Gypboard Partitions	1000 sf @ \$	6.79 /sf =	\$6,790.00
6	Cut Wood Floor for Electrical Boxes	11 ea @ \$	37.95 =	\$417.45
	Patch	11 ea @ \$	24.86 =	\$273.46
7	Cut Gypboard for New Outlets	5 ea @ \$	47.44 =	\$237.20
8	Miscellaneous Demolition	1 ls @ \$	825.00 =	\$825.00
9	Remove and Dispose of Debris	1 ls @ \$	825.00 =	\$825.00
<i>New Work</i>				
10	Patch Gypboard @ New Outlets	5 ea @ \$	110.00 =	\$550.00
11	Miscellaneous Gypboard Patching	1 ls @ \$	1,100.00 =	\$1,100.00
12	Acoustical Ceiling Tiles - Not Required			
13	New Glass Entrance to Conference Room	186 sf @ \$	71.50 /sf =	\$13,299.00
	Sliding Doors	2 ea @ \$	2,200.00 =	\$4,400.00

# Tab D – Vertical Infrastructure

## The Pearls of Progress Project (Musser Public Library & HNI Community Center)

HNI Community Center Musser Public Library Renovation  
Muscatine, Iowa

OPN Architects, Inc.  
June 9, 2017

Gypboard Partitions Above	468 sf @ \$	13.20 /sf =	\$6,177.60
14 New Glass Entrance @ PR	240 sf @ \$	88.00 =	\$21,120.00
15 Vinyl Film on Existing Glass	206 sf @ \$	5.50 /sf =	\$1,133.00
16 New Carpet Tile	2864 sf @ \$	6.00 /sf =	\$17,184.00
New Wall Base	154 lf @ \$	3.30 =	\$508.20
17 Painting			
New Gypboard walls	601 sf @ \$	0.55 /sf =	\$330.55
Existing Gypboard Walls	9206 sf @ \$	0.55 /sf =	\$5,063.30
Existing Doors & Frames	2 ea @ \$	137.50 =	\$275.00
18 Miscellaneous Finishes	5645 sf @ \$	1.10 /sf =	\$6,209.50
19 Projection Screens - Elect. Ceiling Hung 10'x8'	2 ea @ \$	2,750.00 =	\$5,500.00
20 Projectors - Ceiling Mounted	2 ea @ \$	5,500.00 =	\$11,000.00
21 Miscellaneous Specialties	1 ls @ \$	1,650.00 =	\$1,650.00
Signage	1 ls @ \$	2,000.00 =	\$2,000.00
22 Motorized Room Darkening Roller Shades	231 sf @ \$	13.20 /sf =	\$3,049.20
23 New Casework @ Program Room Plam Base + Upper Cabinets, Quartz Counters	10 lf @ \$	433.00 =	\$4,330.00
<i>Mechanical Work</i>			
24 Remove Toilet & Sink	2 ea @ \$	165.00 =	\$330.00
Cap Lines	1 ls @ \$	220.00 =	\$220.00
25 Add Drinking Fountain	2 ls @ \$	1,100.00 =	\$2,200.00
Sanitary & Water	1 ls @ \$	1,100.00 =	\$1,100.00
26 Miscellaneous HVAC Changes	1 ls @ \$	5,000.00 =	\$5,000.00
27 Sink @ Program Room	1 ls @ \$	7,500.00 =	\$7,500.00
<i>Electrical Work</i>			
28 Electrical Demolition	1 ls @ \$	1,100.00 =	\$1,100.00
29 Add Electrical Floor Boxes	11 ea @ \$	110.00 =	\$1,210.00
Conduit & Wire	192 lf @ \$	11.00 =	\$2,112.00
30 Add Wall Outlets - Allowance	5 ea @ \$	275.00 =	\$1,375.00
32 New Lighting @ Conference Room	1625 sf @ \$	6.60 /sf =	\$10,725.00
33 Power to Projectors	2 ea @ \$	550.00 =	\$1,100.00
34 AV for Conference Room - Allowance	1 ls @ \$	5,500.00 =	\$5,500.00

# Tab D – Vertical Infrastructure

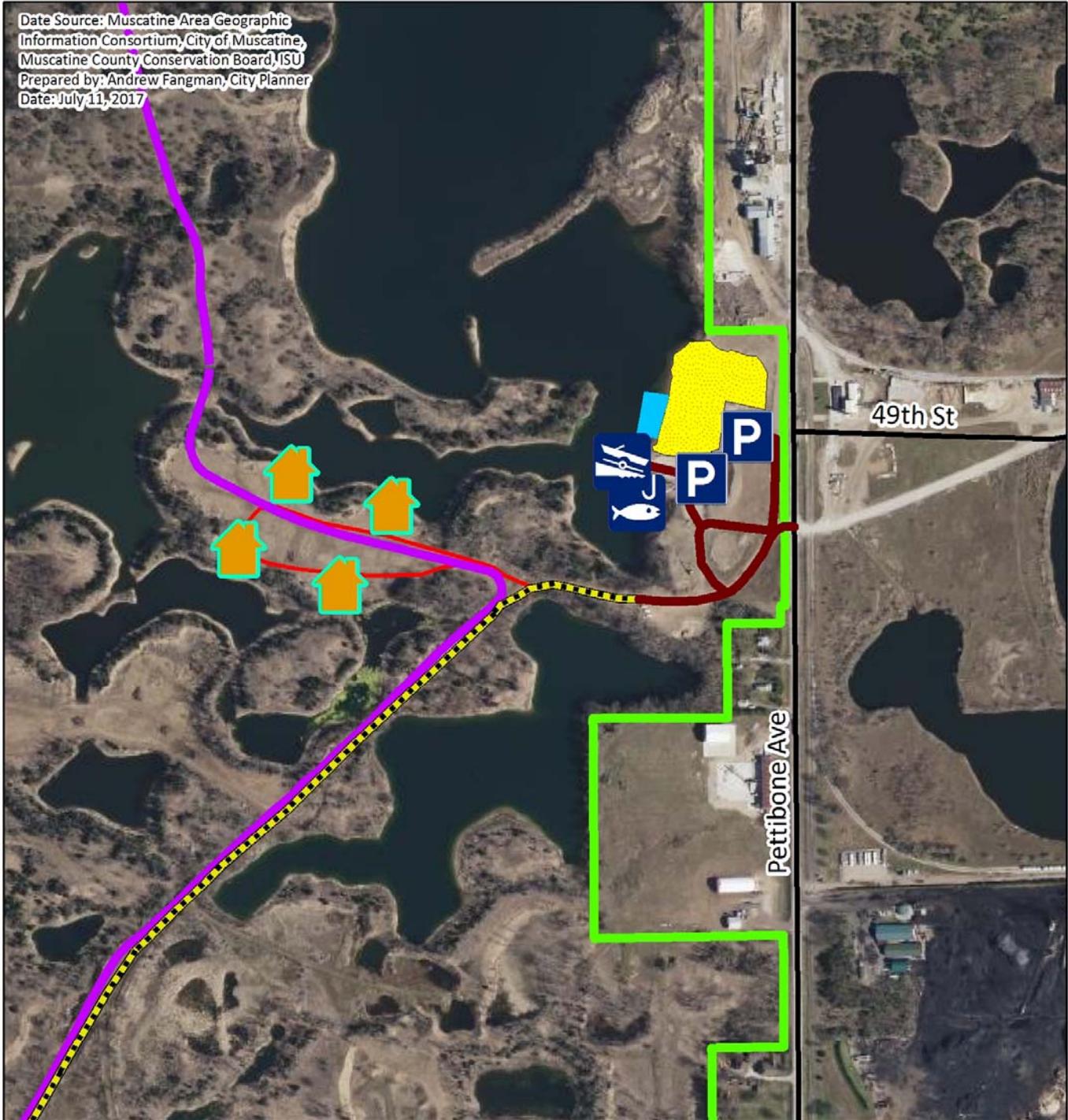
*The Pearls of Progress Project*  
 (Musser Public Library & HNI Community Center)

HNI Community Center Musser Public Library Renovation  
 Muscatine, Iowa

OPN Architects, Inc.  
 June 9, 2017

35 Crestron Control System - Allowance	1 ls @ \$ 5,500.00	=	\$5,500.00
<i>Alternates Pending Code Approval</i>			<b>\$44,000.00</b>
1 Voice Evacuation System ADA Upgrades	1 ls @ \$ 5,000.00	=	\$5,000.00
2 Custom Circulation Desk	1 ea @ \$ 35,000.00 /sf	=	\$35,000.00
3 Custom Book Drop	1 ea @ \$ 4,000.00	=	\$4,000.00
4 Casework in Staff Work Room	12 lf @ \$ 383.00	=	\$4,596.00
<b>Cost Estimate Subtotal</b>			<b>\$662,232.23</b>
<b>Add for General Requirements - 5%</b>			<b>\$33,112</b>
<b>Cost Estimate Subtotal</b>			<b>\$695,343.84</b>
<b>Add for Contractor Markups - 10%</b>			<b>\$69,534</b>
<b>Cost Estimate Subtotal</b>			<b>\$764,878.23</b>
<b>Design Contingency - 7%</b>			<b>\$53,541</b>
<b>Cost Estimate Subtotal</b>			<b>\$818,419.70</b>

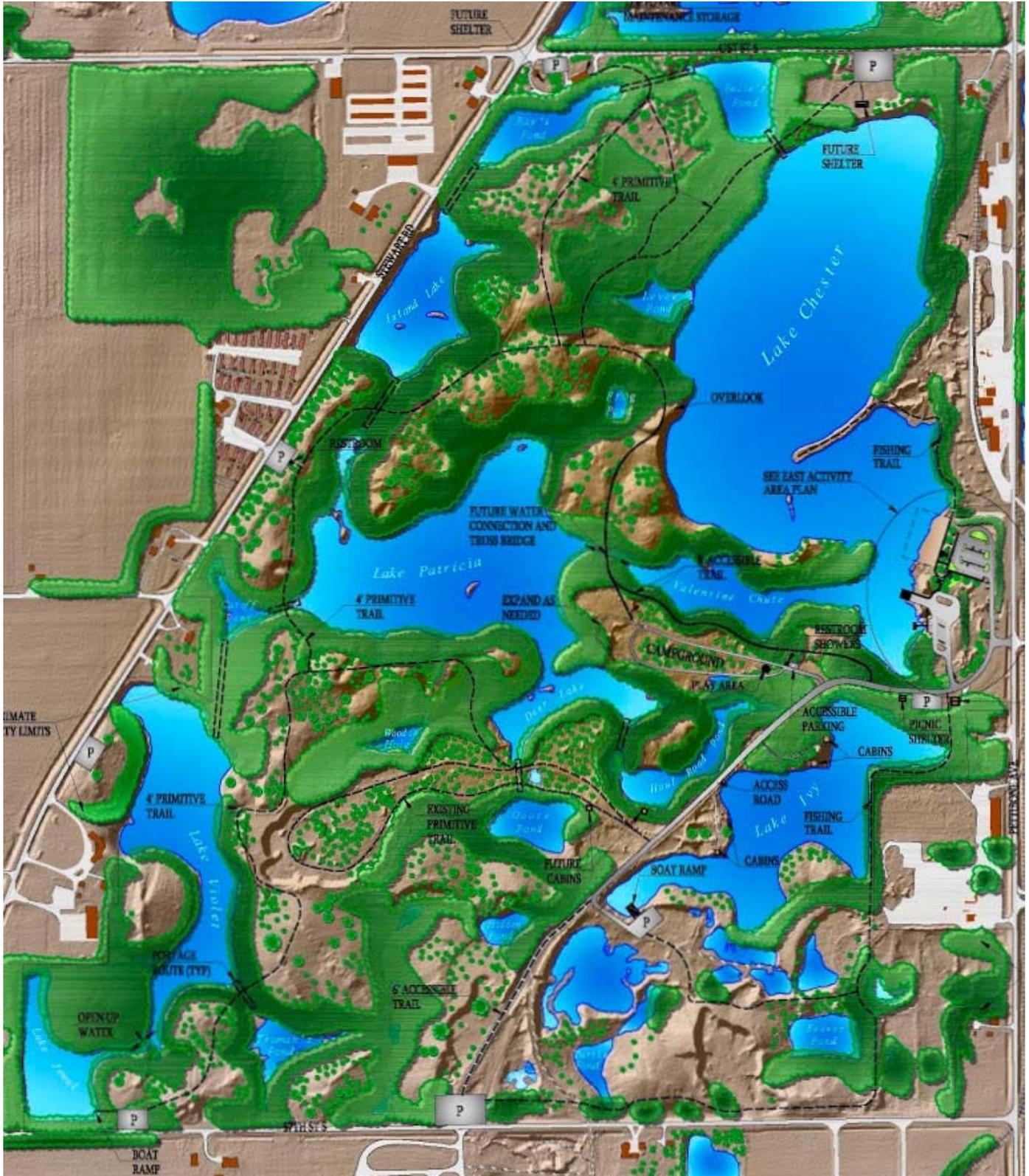




Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, Muscatine County Conservation Board, ISU  
 Prepared by: Andrew Fangman, City Planner  
 Date: July 11, 2017

# Deep Lakes Park





Deep Lakes Park  
Muscatine County, Iowa



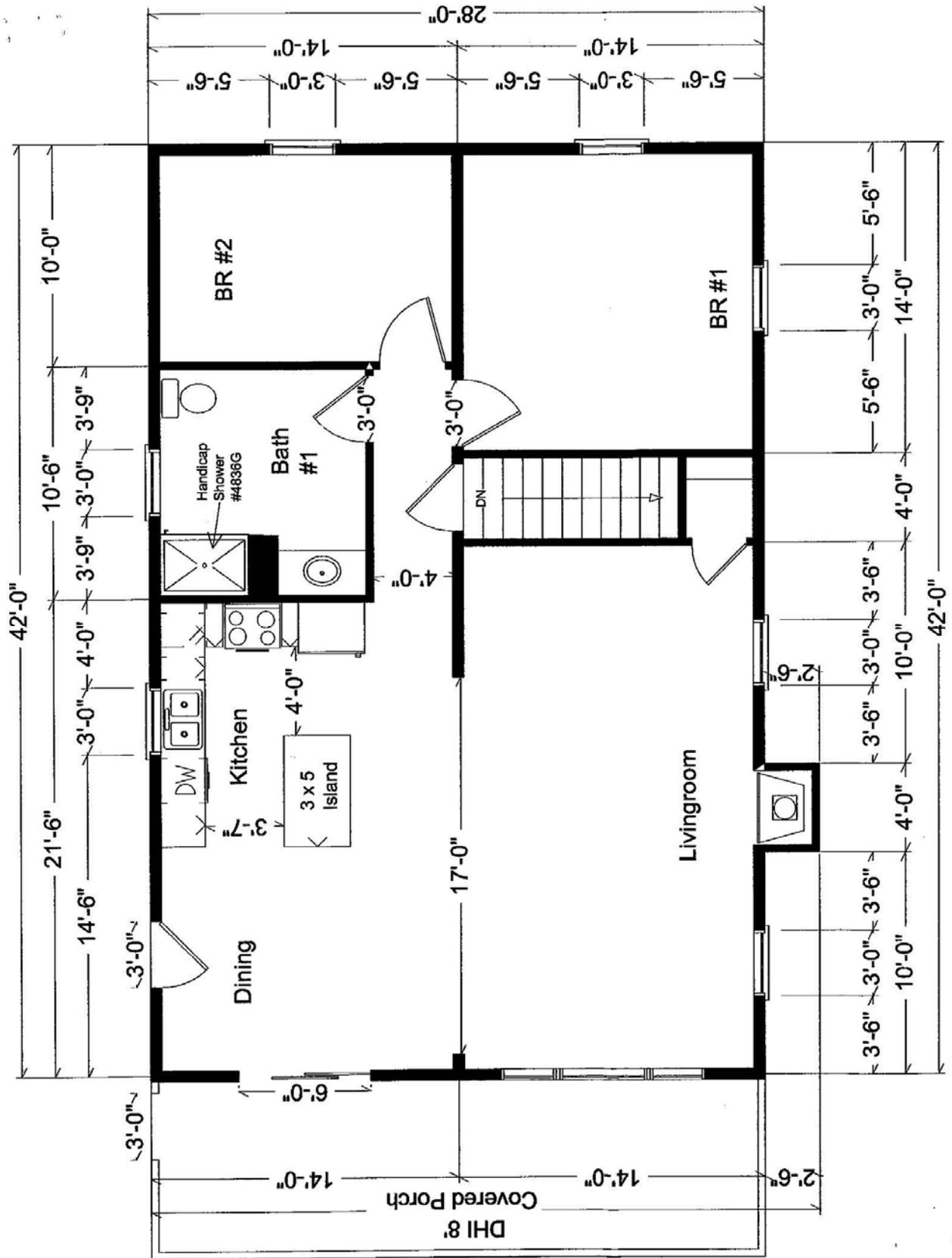
Shoemaker  
Haaland  
www.shoemaker-haaland.com

Park Master Plan (December 2013)

# Tab D – Vertical Infrastructure

## The Pearls of Progress Project

(Deep Lakes Park Cabins)



## **Musser Public Library & HNI Community Center Project Description:**

In January of 2015, Library Director Pam Collins initiated a Master Plan Study, including a Space Needs Assessment, to determine how the library could best serve the community over the next 20 years. As a result, Gere Dismer Architects was hired to develop the study to evaluate existing library facilities and services along with a space needs assessment. Included in this study was a Building Program drawn up by George Lawson Library Planning to help guide the design process in conjunction with future library needs. In addition to these steps, the library formed a Steering Committee composed of several community members to review available options and provide input on future steps.

The result of this process was the Musser Public Library Master Plan Study released December, 2015. In the study, the executive summary, which can be found on Page 58 through 63, Gere Dismer provided three options: refurbishing the current facility and two new building options. The estimated costs for these options ranged from approximately \$10 million to \$16 million. The Steering Committee and the Library Board both felt that these expenses were far too expensive and would not be able to proceed further based on those amounts.

Then, unexpectedly, HNI Corp. contacted the City of Muscatine with a possible solution. HNI had already begun the process of relocating their corporate headquarters from their current location at 408 E. 2nd Street., to a soon-to-be renovated HNI property directly adjacent. HNI offered to donate to the City their current headquarters to be used as a community center and library. This opportunity would allow the library to acquire a new facility for a fraction of the cost of building new, while still providing a majority of the amenities recommended in the original Master Plan Study as proposed by Gere Dismer Architects & George Lawson. One of the distinct and unique advantages of this donation is the significant increase in available meeting room space that is part of the HNI Community Center. While new libraries are moving towards increased meeting room and program space, the average amount of square footage devoted to these areas is still only 3% of overall public space. In the new facility over 9% of available space will be dedicated to this use, placing the HNI Community Center & Musser Public Library far ahead of the curve in national library trends.

As a result of this offer, Musser Public Library hired OPN Architects in January of 2016, to provide a feasibility study. The executive summary can be found on Page 64 through Page 65, to determine whether this new facility could be repurposed as a community center/library. Upon completion of the feasibility study, it was agreed that the adaptive repurposing of the facility into a community center/library for a relatively small cost was indeed possible and that the process should move forward.



Future Site of Musser Public Library & HNI Community Center as Seen from 2nd Street

# Tab E – Feasibility

Consequently, in August 2016, HNI Corporation formally offered its current corporate headquarters located at 408 East 2nd Street, to the City of Muscatine, which was then unanimously approved by the Muscatine City Council. The property was officially turned over to the City in December of 2016 and is appraised at \$4,860,000, not including the value of the donated furniture.

This donation provides the City of Muscatine with a new location for Musser Public Library and makes available ample meeting room space (14 total program, meeting and study rooms) in the form of the HNI Community Center. In addition to the building and grounds donation, HNI has donated all community center/library-applicable existing furniture currently in the building including office furniture, soft seating, file and storage cabinets, several conference tables and chairs custom made casual furniture, whiteboards, and projection screens.



Entryway into the building donated to the Musser Public Library & HNI Center

The current home of Musser Public Library, which is 25,000 square feet in size, opened its doors in August of 1972. Over those 40+ years, library services and the community of Muscatine have changed dramatically. In addition to significant changes to Muscatine’s community demographics, the last 30 years have seen radical changes in library services such as increased programming, family literacy offerings, provision of collaborative space, and an emphasis on equal access to technology. Across the nation, public libraries have found their vital roles shifting from primarily a model of storing knowledge, to that of also bringing knowledge to life within their walls.

During this transition, the Library has embraced the task of creating new relevance and providing necessary services in response to emerging community needs through the consistent introduction of new technologies and responsive programming. This challenge has not been without its difficulties, specifically the physical limitations of current space, lack of parking and meeting space, non-compliance with ADA accessibility standards, and aging mechanical systems that cannot adequately support the continual stresses of a public facility more heavily used than ever in new and evolving ways.

The new building is 34,000 square feet in size, over 25% larger than the current location. There are 109 parking spaces, the building is LEED Silver certified, and is fully ADA compliant. If in the future, a need for expansion arises, space is available to do so. The structure was completely renovated in 2005 and yet maintains its historical character, a critical component that lends itself to the mission of community stewardship that the library strives to provide. There will be over a dozen meeting and conference rooms ranging in size from 2-person study carrels to a 105-person capacity program room.

The adaptive reuse of this building, which will integrate the HNI Community Center with Musser Public Library, falls directly in line with current practices in library services and it allows for future modifications and expansion as needed. This project is necessary to enable the conversion of the new facility, which is currently coded as an office building, and renovate it into a facility that will satisfy all the needs of a modern community center and public library space. The project will also comply with the requirements of the International Building Code A3 Assembly/Occupancy Standards.

The Musser Public Library & HNI Community Center aims to create the Community Center & Library of the Future while continuing the best of what the library does today. This includes providing literary and informational reading material, as well as materials for pleasure reading, and entertainment, along with DVDs and video games. Alongside these traditional services the library also provides innovative youth programming from birth through adolescence, and educational, entertaining, family literacy initiatives to help develop independence, curiosity, lifelong learning, and a sense of belonging.

The Musser Public Library and HNI Community Center will offer multiple meeting rooms for organizations, non-profit groups, and individuals to collaborate. The library and community center will become the community gathering space in Muscatine. This adaptive reuse of an office building can be a model for other Iowa communities.

Moving forward means providing the space to connect, create, and thrive through community engagement and equitable access to current technologies. It means fostering an inclusive environment that contributes to the overall well-being of every single member of the community. And lastly, it means cultivating an understanding of the public library as a beacon of imagination and collaboration which includes a dedicated space for people to engage with one another, exchange ideas, and benefit from technology.

The library is challenged with the task of not only maintaining current levels of service but adapting an existing building that stays true to the vision of empowering the community to engage in a creative, intellectual life. Strategically speaking, that includes re-engineering how physical library services will flow in a new layout with new technologies, from processing materials as they come through the door, to improving programming opportunities and providing the space necessary for the community to connect and grow together. This will also expand levels of service by providing large community meeting spaces (14 meeting rooms in total including a MakerSpace) while not sacrificing current successes.

Practically speaking, to accomplish this project the library will need to invest in construction and re-odeling to bring the new building up to code and make it suitable for community center and library operations. A long with the associated architectural fees, new shelving is needed, a new phone system, a security camera system, and moving costs to bring current materials and some existing shelving over to the new facility. This fee also includes adding carpeting to reduce noise and additional library-specific furniture as needed. Even with the current HNI furniture donation, the library and community center still need different types of furniture that are unique to libraries and programming needs. The library will be able to purchase at cost (approx. 70% discount) much of this additional furniture/seating through HNI and All-Steel.

The library will also need to invest in a new materials circulation system which will include placing RFID (Radio Frequency Identification) tags in every physical item, provide self-checks to streamline the patron experience and protect patron privacy and update our materials security system. It is critical to provide an opening day collection, showcasing the newest materials across all genres and provide the best informational, cultural, and recreational materials for the community.

This project aim to creatively re-purpose the former HNI Corporate Headquarters into a functional, combination public library/community center while maintaining current operating expenses and simultaneously improving services and hours. Furthermore, in order to ensure success, three primary goals need to be accomplished: Structural, Functional, and Technological.

## **Structural:**

- Reinforce the flooring on Levels 1 and 2 to withstand the added weight of library materials and bookshelves;
- Employ structural changes to meet new A-3 Assembly/Occupancy code standards along with additional renovation to create a space conducive to community center and library needs/services;
- Add a new ADA accessible entrance at the front doors on 2nd Street;
- Install a voice activated emergency alarm system;
- Add a power exhaust system to the air handler unit to ensure entrance and exit doors open and close smoothly;
- Renovate multiple office spaces into public meeting rooms and gathering spaces and make room for library materials and shelving.

## **Functional:**

- Increase service hours by 5 hours/week, staying open from 10AM-9PM, M-F to allow for increased use of library facilities and community center meeting spaces;
- Add an additional 20-hour/week position to oversee new Adult programming including Lunch & Learn Discussion groups, live performances, lectures and DIY activities;
- Create a MakerSpace on the lower level to provide a creative, durable room that allows for multiple programming uses across all age levels and will also serve as a community meeting space;
- Install carpeting to absorb increased noise levels and provide wayfinding along with repainting as needed due to new construction;
- Showcase and promote the Library's extensive collection of Grossheim photographs
- Provide dedicated office space for the Muscatine County Genealogical Society and Friends of Muscatine Historic Preservation to facilitate in-house content creation for the Library's Local History collection;

# Tab E – Feasibility

## *The Pearls of Progress Project* *(Musser Public Library & HNI Community Center-Project Description)*

- Renovate ⅓ of Level 3 to create a large program room capable of seating over 100 people;
- Serve as an anchor for the East end of Downtown Muscatine and provide space for existing community programs and activities such as the Farmer’s Market and the Arts Council’s outdoor Sunday concert, along with in-house programming created by the Library.

### **Technological:**

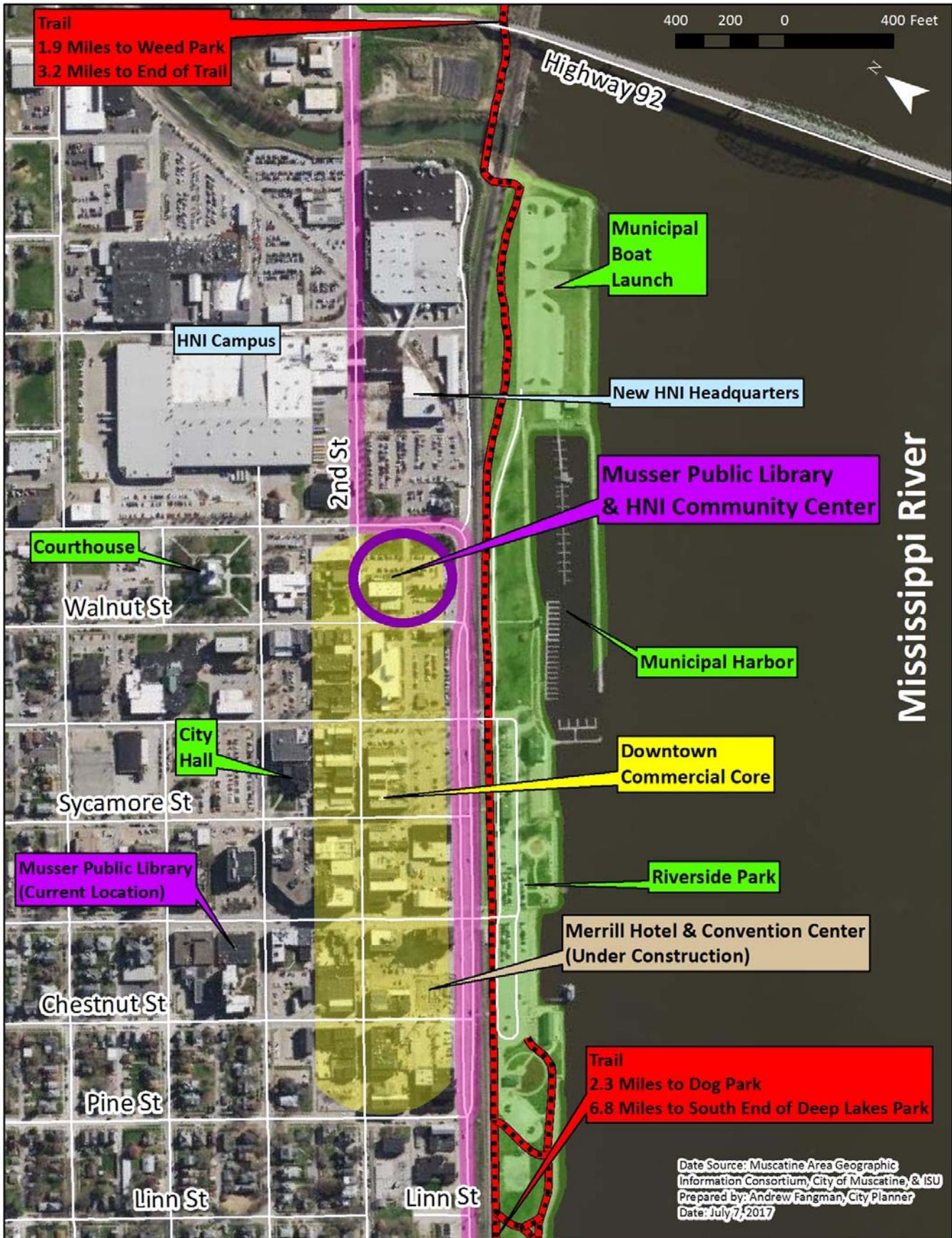
- Transition to RFID technology for all library circulation operations. This includes introducing patron self-checkout machines with coin/bill/card payment options for fines/fees/printing on multiple floors, security gates on every floor, and bulk check-in staff stations -studies indicate that patrons quickly adopt the use of self-checkout machines for up to 90% of all checkouts within the first year;
- Automate public computing through the utilization of a laptop and tablet dispensing device along with self-service Internet, scanning, and printing stations;
- Utilize free, open-source room reservation software that will allow for patrons to reserve meeting room spaces at their convenience;
- Implement two new Library Document Stations (LDS) to allow for patron scanning, printing, and faxing for school, business, and personal use.
- Introduce a dual laptop/tablet dispensing kiosk which will allow patrons to check out mobile devices for in-house usage, allowing remote computing and printing giving.



Future Site of Musser Public Library & HNI Community Center as Seen from 2nd Street

# Tab E – Feasibility

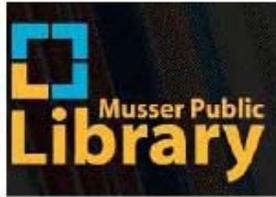
## The Pearls of Progress Project (Musser Public Library & HNI Community Center-Project Description)



Musser Public Library & HNI Community Center Location



Musser Public Library & HNI Community Center Location



# Musser Public Library Master Plan Study

November 2015



George Lawson  
Library Planning



## 8.0 EXECUTIVE SUMMARY / NEXT STEPS

### 8.1 Executive Summary

#### Planning Process

Beginning early in January 2015 the Library Board and Library staff led by Pam Collins, Library Director along with her senior staff have worked with the Gere/Dismer Architects Planning Team to explore the facility options for the Musser Public Library. The scope of the planning process grew from an initial needs assessment of the existing library to consideration of options for planning a new library located in the downtown area.

From this report the Library Board of Trustees could make informed decisions on the Library program needs to determine if a renovation of the existing library would be the best direction or if the Library Board should consider the opportunity to explore the alternative of a new library facility. A new downtown site would have the potential to meet the parking needs and on site circulation for service deliveries as well as take into account additional programming space required to meet the needs of a contemporary library.

In order to provide a community based leadership committee it was determined that a Steering Committee would be selected from the community to give representation of input from a wide range of business, municipal and local leaders from the community. Throughout the study process this committee met on a monthly basis to review the options and give substantial input into the recommendations of the design team.

A Needs Assessment Study was prepared by George Lawson along with a Building Program that recommended providing 42, 657

SF of library space to accommodate the Library Planning needs outlined in the study. The Library Board of Trustees and the Steering Committee endorsed this Needs Assessment Study and Building Program. With that decision by the Board, the Planning Team began exploring the possibilities for the Musser Public Library.



### **Library Planning Options**

Three Options were developed by the Planning Team beginning with the renovation and expansion of the existing Musser Public Library. The City Administrator and Public Works Director made the recommendations for two potential downtown sites to be considered for a new library location with one of these being a Full City Block and the other possibility being a Riverfront Parking Lot owned by the City of Muscatine.

### **Option 1 - Existing Musser Library Renovation & Addition**

By expanding the existing library footprint to the zero building setback approximately 6,000 SF of space was able to be added to the existing space giving a total of approximately 30,232 SF of space. The major changes were to include a programming space on the main level and relocating the Youth Services and Grossheim Research and Interpretive Center to the upper floor plan. Given the lack of available property to expand with this option lacks the on-site parking and service amenities outlined in the building program while falling short on space requirements for all of the library functions. With an estimated construction cost of over \$10 million the Library Board agreed that it would not be judicious to pursue this option for the future of the Musser Public Library.

### **Option 2 – New Library on Full City Block**

Using the Site Matrix Selection Criteria to objectively evaluate the three options the Steering Committee and Library Board were consistent in ranking Option 2 - Full City Block with the highest overall scoring. This was driven by the larger site property of over two acres that gave opportunity for more on-site parking and a larger main floor footprint for the library layout. The larger site also enabled the site circulation to have a separate service drive for staff parking, deliveries and a book drop. Given the larger site there were operational advantages that enhanced the overall functional layout of the library as well.



**OPTION 2 – NEW LIBRARY ON FULL CITY BLOCK**

### **Option 3 – New Library on Riverfront Site**

The Riverfront Parking Lot Site was well received by the Steering Committee for its prominence along Mississippi Drive with excellent views of the Mississippi River. Overall though it scored lower on the Site Evaluation Matrix than the Full Block option with the site parking issue and availability of land for future expansion. The operational category also scored lower due to the inconvenience of having to go up an elevator or flight of stairs to gain access to the main floor of the library. The construction costs of both Option 2 at \$16,423,418 & Option 3 at \$16,620,775 were very similar with Option 3 having slightly higher costs for the building construction derived from the underground parking and two story glass lobby entry space.



**OPTION 3 – NEW LIBRARY ON RIVERFRONT SITE**



**OPTION 3 – PERSPECTIVE VIEW**

## Planning Issues for the Musser Public Library

George Lawson Library Planner

Much has changed since the Musser Public Library was last modified more than 40 years ago. Developments in customer services and staff operational methods tax the existing building's layout and functionality. Some of the key trends library buildings must support include the ongoing migration to digital publishing, new developments in emergent literacy for the very young, mobile computing, library programs for life-long learning, collaborative spaces, and much more. The Musser Public Library also has a rich heritage of historical materials to properly archive and showcase. This study documents the issues that drive the planning for an improved library facility. Some of the critical factors:

- Space and layout changes are needed to support key programs such as children's services, young adult service, and local history/genealogy.
- Technology services have been added in an ad hoc manner and must be more completely integrated into the library's service program and infrastructure. The building is from an age that did not fully anticipate the need for a flexible, ubiquitous data and power infrastructure that is the hallmark of library service today.
- Program space is no longer adequate to meet both library and community needs.
- The building falls short in meeting some important accessibility issues.
- Support spaces for back-of-house operations must be realigned and updated to support staffing efficiencies.
- While hard-copy collections are not projected to grow beyond a one-time adjustment, a more retail oriented approach to inventory display and promotion is needed to promote a high level of utilization.

The Library Board and staff have provided strong stewardship in managing and maintaining the community's investment in the library. The library is currently in a space deficit with inadequate space for programs, public seating, technology applications, collections, and workroom space. A library of between 39,813 and 42,657 square feet can be justified in meeting these pressing needs. The ultimate size of the building will reflect the Library Board's and community's judgement during the architectural planning processes.

## The Library Planning Environment

There are a number of key developments and trends in library use, service, and operations that will influence and modify space planning in the library. These trends affect both short and long term planning components. Changes to existing collection formats and service models are certain. Our work together will surely reflect these developments.

The library has always been a place where people come together for information, learning, and enriching diversion. In the future that will still be the case but the form of the information, the way in which we learn, and the variety of enriching diversion that people seek will certainly have changed.

In the coming years the library will remain the community's vibrant forum for learning for both individuals and groups. People will still be curious and desire to come together with others to share common interests. Children will still welcome the joy of a well told story. The library will still need to provide spaces for each of those essential endeavors. The library will still be the community's conduit for information whether it is hard copy and media on site or as a digital portal to world-wide resources.

The library we are planning will be an agile agent of the community. Its buildings must be able to respond to service and operational changes as they arise in the future without undue cost or disruption. The library and its planning team will help create a library environment that can be re-tasked and re-invented to respond to whatever the future will bring.





# **Musser Public Library and Community Center**

## **FEASIBILITY STUDY**

HNI Gunlocke Headquarters

Muscatine, IA

June 14, 2016

OPN Architects

## EXECUTIVE SUMMARY

OPN Architects is very excited to submit this Feasibility Study for the Musser Public Library. The HNI/Gunlocke Headquarters is a terrific facility and it was an interesting process to study the space to see if it could serve as a new home for the Musser Public Library. Outlined below are a few of our key observations and conclusions:

1. The facility's location on E 2nd Street and the ample parking will serve the library well.
2. The facility has two primary entrances which will benefit patrons by providing access to E 2nd Street and to the parking area, but two entrances can complicate control and visibility of the entrances by staff members. The decision to maintain a volunteer staff position at the E 2nd Street entrance will alleviate this concern.
3. The facility has a great character, transparency between spaces, connections between floors, and terrific views. A public library needs to appeal to all demographics in a community and we are confident that patrons will find a great variety of spaces that appeal to their specific desires.
4. The most significant concern we have with the facility is that most of the structure is not suited to library floor loading requirements of 150#/sf. But, through the conceptual design exercise we were able to address this by reinforcing the structure in select areas to meet today's needs. As the project progresses, this issue will need to be approved by local building officials and well-documented to ensure that any future modifications in shelving layout is done within these structural limitations.
5. The conceptual design works within the existing built spaces and requires minimal demolition or new construction. We did include re-painting of the entire interior and new carpeting in select areas. The appendix to the report includes a detailed summary of the assumptions used in developing the cost estimate.
6. "Libraries of the Future" are more about community and less about collection. This concept will have a very strong focus on community spaces while still maintain a level of collection to meet the library's goals.

## **Business Plan**

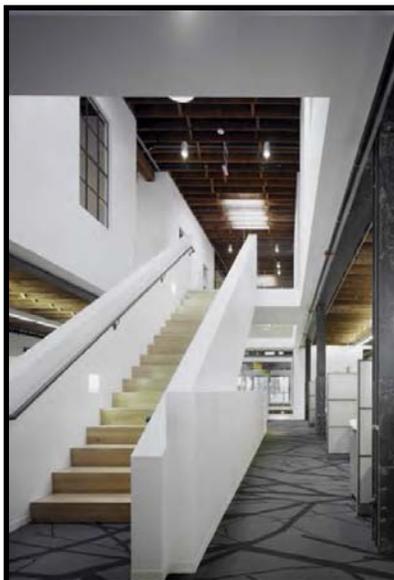
The total cost of the Musser Public Library & HNI Community Center is \$6,222,007. The appraised value of HNI donation of the building , covers \$4,860,000 of the cost of the new facility. The cost for the necessary remodeling to convert the building from an office space to a library and community center is \$818,419.

Equipment, furniture, and materials, needed to open the doors to the public as a viable library and community center, will cost an additional \$511,587. There is additional \$32,000 cost for professional services which cover architectural and design costs and moving expenses.

In addition to HNI’s donation, which is valued at \$4,860,000, the Roy J. Carver Trust awarded a grant of \$550,000 towards the creation of the Musser Public Library and HNI Community Center. The Library Trust has committed \$100,000 towards this project. The City of Muscatine, in addition to taking on the operating of the Musser Public Library & HNI Community Center, has committed \$230,000 from various City funding sources towards the project. Active fundraising for this project is ongoing.

<b>Secured Funding</b>	<b>Amount</b>
Value of the Donated Building & Furniture	\$4,860,000
Roy J. Carver Charitable Trust Grant	\$550,000
Library Trust	\$100,000
Library Technology Fund	\$30,000
Other City of Muscatine	\$200,000
<b>Subtotal</b>	<b>\$5,740,000</b>

Funds Secured and Already Expended on the Musser Public Library & HNI Community Center



Future Site of Musser Public Library & HNI Community Center as Seen from 2nd Street

The City allocates the Library a set amount of funds on an annual basis. The Library Board of Trustees can determine how these funds are expended. The revised estimate for the year reflects realignment of costs within the budget. The allocation for personal services costs have decreased in the revised estimate, and the commodities, 193 contractual services, and capital outlay allocations have increased. Beginning in fiscal year 2010/2011 a separate Library Computer Replacement Fund was established in which the Library can set aside funds for future computer purchases. Any funds remaining in the Library's operating budget at the end of a fiscal year may be set aside in this fund. The Library may also designate other funding sources (donations or bequests) to be used for computer-related purchases. The Library budget for 2017/2018 is \$4,400 (.4%) higher than the 2016/2017 budget. The 2017/2018 budget includes budget realignments between personal services, commodities, contractual services, and capital outlay. These include anticipated changes related to the move to the new HNI Community Center and Musser Public Library building. The approved FY17-18 budget can be found on the following page, and also includes budgets from the previous four fiscal years.

For the next budget cycle (FY 17-18) the City of Muscatine has allocated three additional 20 hour/week positions. Two of these positions will be used to staff the Children's area in order to maintain supervision and provide assistance during regular operating hours. The third 20 hour/week position will focus on establishment and provision of Adult Programming, an area the current library has been unable to develop due to lack of available meeting space. These three new positions are possible through the elimination of a full-time office manager position and a redistribution of duties to current staff. These three positions are permanent and will continue beyond FY 17-18. As with the previous fiscal years, the revenue and expense for the Musser Public Library and HNI Community Center are anticipated to be relatively flat, aside from a very increase relate to the move.

The other primary increase in expense related to the opening of the Musser Public Library and HNI Community Center is the addition of yearly maintenance contracts for the new equipment that will be purchased. This will include the new RFID self-checks and staff stations, the new digital microfilm reader, and the new Library Document Station (LDS).

The City will absorb these continuing technology/maintenance costs into the regular operating budget, thereby obviating the need to continually seek additional funding. The Musser Public Library has also have right-sized staffing through the changes mentioned above. On the maintenance side, the City will hire two additional part-time staff to ensure the building is properly maintained. This portion of new staffing will fall under the Public Works Department and will not be part of the Library operating budget.

Activity:  
**Library Operations**

	Actual 2014/2015	Actual 2015/2016	Budget 2016/2017	Revised Estimate 2016/2017	Budget 2017/2018	Percent Change
<b>Expenditure Summary</b>						
Personal Services	\$ 847,993	\$ 856,071	\$ 885,500	\$ 864,900	\$ 890,900	0.61%
Commodities	12,953	12,832	13,300	13,550	13,300	0.00%
Contractual Services	91,503	103,939	88,200	90,650	90,600	2.72%
Capital Outlay	105,086	98,082	129,300	147,200	125,900	-2.63%
Transfers	21,865	19,376	-	-	-	
<b>Total Expenditures</b>	<b>\$ 1,079,400</b>	<b>\$ 1,090,300</b>	<b>\$ 1,116,300</b>	<b>\$ 1,116,300</b>	<b>\$ 1,120,700</b>	<b>0.39%</b>
<b>Funding Sources</b>						
Library Revenues	\$ 30,430	\$ 30,555	\$ 28,300	\$ 29,400	\$ 29,600	4.59%
County Contributions	112,327	115,136	118,000	118,000	121,400	2.88%
Hotel/Motel Tax	88,467	90,451	90,000	91,250	91,250	1.39%
General Revenues	848,176	854,158	880,000	877,650	878,450	-0.18%
<b>Total Funding Sources</b>	<b>\$ 1,079,400</b>	<b>\$ 1,090,300</b>	<b>\$ 1,116,300</b>	<b>\$ 1,116,300</b>	<b>\$ 1,120,700</b>	<b>0.39%</b>

<b>Personnel Schedule</b>						
	Actual 2014/2015	Actual 2015/2016	Budget 2016/2017	Revised Estimate 2016/2017	Budget 2017/2018	Budget Amount 2017/2018
<b>Full Time Positions:</b>						
Library Director	1.00	1.00	1.00	1.00	1.00	
Assistant Director	1.00	1.00	1.00	1.00	1.00	
Librarian	3.00	3.00	3.00	2.00	2.00	
Office Coordinator	1.00	1.00	1.00	1.00	0.00	
Library Assistant	2.00	2.00	2.00	3.00	4.00	
<b>Total Full Time</b>	<b>8.00</b>	<b>8.00</b>	<b>8.00</b>	<b>8.00</b>	<b>8.00</b>	
<b>Part Time Positions:</b>						
Library Technician	2.76	1.91	1.79	1.83	1.50	
Library Assistant	2.76	2.26	2.06	2.13	2.40	
Library Shelves	0.94	1.91	2.23	1.55	1.54	
Other Technicians	0.25	0.25	0.25	0.25	0.25	
Office Assistant	0.00	0.00	0.00	0.00	0.50	
<b>Total Part Time</b>	<b>6.71</b>	<b>6.33</b>	<b>6.33</b>	<b>5.76</b>	<b>6.19</b>	
<b>Total</b>	<b>14.71</b>	<b>14.33</b>	<b>14.33</b>	<b>13.76</b>	<b>14.19</b>	<b>\$ 665,200</b>
Employee Benefits						225,700
<b>Total Personal Services</b>						<b>\$ 890,900</b>

<b>Capital Outlay</b>	
Item	Amount
Library Books, Videos, Serials, Database Subscriptions, etc.	<b>\$ 125,900</b>

<b>Musser Public Library &amp; HNI Community Center</b>				
<b>Building Renovations Costs</b>				
Building (408 E. 2nd Street)	1	Lump	\$4,860,000	\$4,860,000
CONSTRUCTION COSTS (See Pages 40 through 46 for Detailed Breakdown)	1	Lump	\$818,419	\$818,419
COOLING SYSTEM FOR SERVER ROOM	1	Each	\$7,500	\$7,500
CABLING FOR PHONES/CAMERAS/PA SYSTEM	1	Each	\$15,400	\$15,400
SECURITY CAMERA SYSTEM	1	Each	\$10,000	\$10,000
PHONE SYSTEM	1	Each	\$8,000	\$8,000
PA SYSTEM	1	Each	\$2,600	\$2,600
<b><i>Building Renovations Costs Subtotal</i></b>				<b><i>\$5,721,919</i></b>
<b>Furniture &amp; Finishes</b>				
Shelving	1	Lump	\$125,000	\$125,000
Outdoor Movie Screen	1	Each	\$5,000	\$5,000
Outdoor Sound System	1	Lump	\$5,000	\$5,000
Grossheim Photo Displays	1	Lump	\$5,000	\$5,000
Tourism Brochure Racks	1	Lump	\$500	\$500
Other Furniture	1	Lump	\$40,000	\$40,000
<b><i>Furniture &amp; Finishes Subtotal</i></b>				<b><i>\$180,500</i></b>

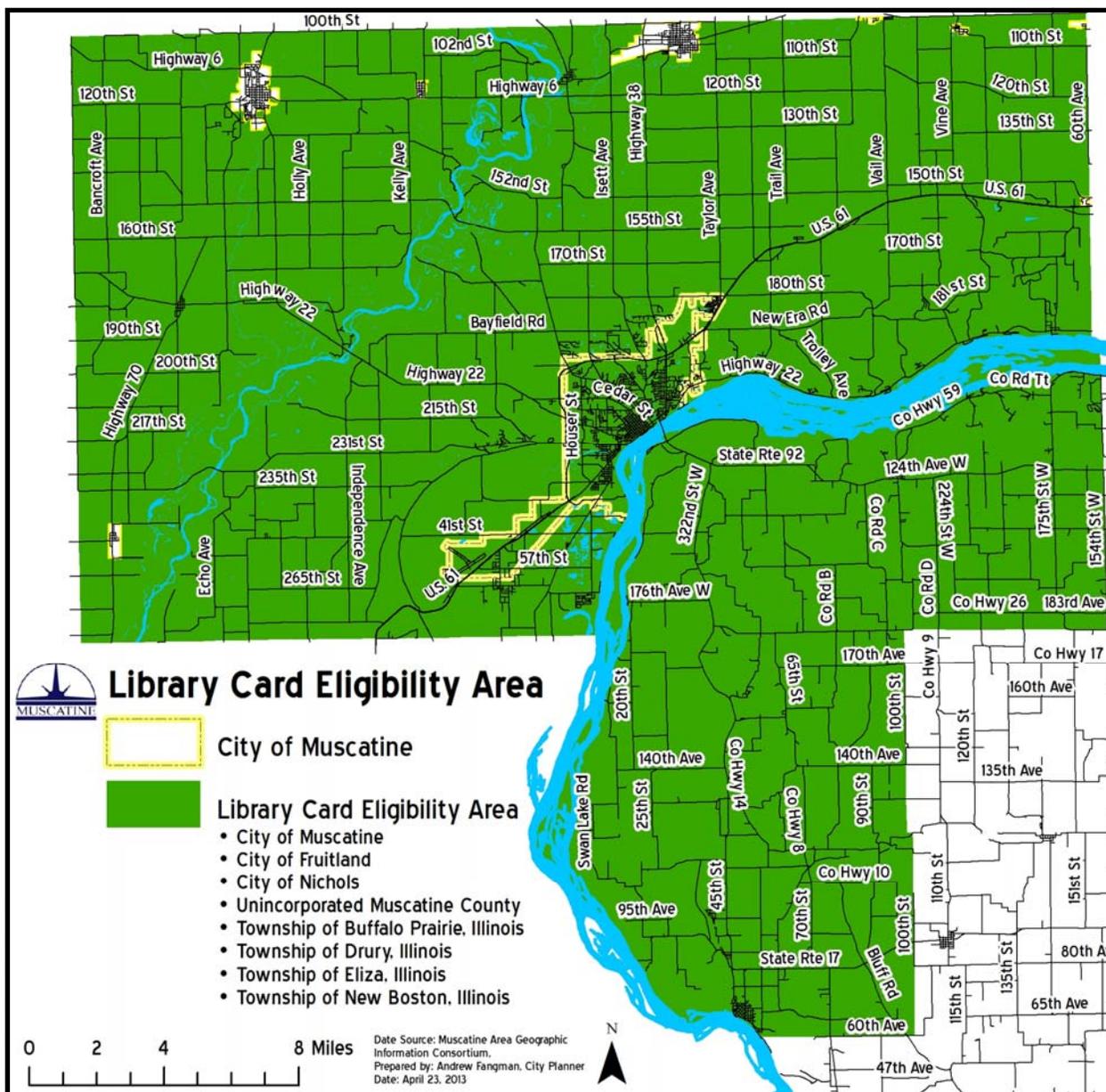
Musser Public Library & HNI Community Center Capital Costs (Table continues on next page)

<b>Musser Public Library &amp; HNI Community Center</b>					
<b>Technology Infrastructure</b>					
WIFI & NETWORK SWITCHES	1	Lump	\$4,030	\$4,030	
FIREWALL	1	Lump	\$4,500.	\$4,500	
NEW SERVERS & NETWORK OPERATING SYSTEM	1	Lump	\$8,157.	\$8,157	
LAPTOPS/TABLETS TO LEND	1	Lump	\$9,000.	\$9,000	
RFID/SELF-CHECKS/STAFF STATIONS/COIN, BILL & CARD PAY	1	Lump	\$69,500	\$69,500	
A/V VIDEOCONFERENCING/PRESENTATION EQUIPMENT	1	Lump	\$30,000	\$30,000	
VIEWSCAN DIGITAL MICROFILM READER/PRINTER	1	Lump	\$10,000.	\$10,000	
LIBRARY DOCUMENT STATION (LDS)* (2 UNITS)	2	Lump	\$8,700	\$17,400	
LAPTOP/TABLET DISPENSER*	1	Lump	\$35,000.	\$35,000	
<b>Technology Infrastructure Subtotal</b>					<b>\$187,587</b>
<b>Materials Collection</b>					
Opening Day Collection	1	Lump	\$100,000.	\$100,000	
<b>Materials Collection Subtotal</b>					<b>\$100,000</b>
<b>Services</b>					
Consultant Fees	1	Lump	\$20,000	\$20,000	
Moving Costs	1	Lump	\$12,000.	\$12,000	
<b>Services Subtotal</b>					<b>\$32,000</b>
<b>Musser Public Library &amp; HNI Community Center</b>					<b>\$6,222,006</b>

Musser Public Library & HNI Community Center Capital Costs (Continued from Previous Page)

### Management Team

The Library is a department of the City of Muscatine. A total of nine trustees set library policy: eight City residents appointed by the Mayor and approved by the City Council and one resident of the county (non-City of Muscatine resident) designated by the Mayor and approved by the Muscatine County Board of Supervisors. Through an intergovernmental agreement, Muscatine County provides a subsidy to the City that allows residents of unincorporated Muscatine County to use the Library without an additional fee. Similar intergovernmental agreements also exist with the City of Fruitland, the City of Nichols, and New Boston, Eliza, Drury, and Buffalo Prairie Townships in Illinois. In total, 38,511 people live in the area in which residents can obtain a library card from the Musser Public Library.



Library Card Eligibility Area

# Tab E – Feasibility

*The Pearls of Progress Project*  
*(Musser Public Library & HNI Community Center-Management Team)*

Library Organizational Chart

## Tab E – Feasibility

### *The Pearls of Progress Project* (Musser Public Library & HNI Community Center-Management Team)

Currently there are 19,861 individuals holding library cards, this represents 60% of the population over 5 years of age living in the library card eligibility area. Since FY 11 circulation of library materials have increased by 55.8%. In fiscal year 2016 attendance at children’s programs was 21,777 nearly double the 11,429 people under the age 18 residing in the library card eligibility area.

	FY '11	FY '12	FY '13	FY '14	FY '15	FY '16
Circulation	311,425	355,993	356,000	407,934	359,906	485,269
Number of Library Card Holders	17,512	18,639	18,650	20,204	20,620	19,861
Attendance at Children's	20,137	20,306	20,350	21,972	20,360	21,777
Building Usage	191,629	189,825	187,762	175,679	169,641	171,305

Library Metrics

## **Westside Trail—Project Description:**

The Westside Trail will be approximately 1.75-mile, 10' wide off road, multi-use trail, extending from Kent-Stein Park to Discovery Park. The construction of this trail will accomplish a number of goals that will enhance the quality of life in Muscatine, including the establishment of a single, continuous trail network linking all the Muscatine areas major recreational amenities. Currently there is no safe route for pedestrians or bicyclists to traverse west side of Muscatine from north to south, construction of the Westside Trail will remedy this.

Currently, there are two disconnected trail networks in Muscatine. The first is the 3.5 mile system located in northwest Muscatine, which is comprised of trails maintained by the City of Muscatine, the Muscatine County Conservation Board, and the Muscatine Community Y. The second is an approximately 10 mile trail stretching from Deep Lakes Park along the Mississippi River through downtown Muscatine to the eastern terminus at Solomon Road just east of the Muscatine city limits. The Westside Trail will not only link these two trail networks into a single community-wide trail, but it will also strengthen the trail network.

In addition to strengthening the trail network within the Muscatine Area, the Westside Trail will directly tie into a regional/national trail network. Muscatine sits at the junction of two trail systems that are federally recognized trails; the American Discovery Trail which crosses the nation from San Francisco to Delaware; and the Mississippi River Trail which runs along the Mississippi River from Minnesota to Louisiana. The Muscatine trail system is a recognized component of both of these trail systems. Construction of the Kent-Stein Park to Deep Lakes Park Trail in the summer of 2017 will complete Muscatine’s portion of these national trails.

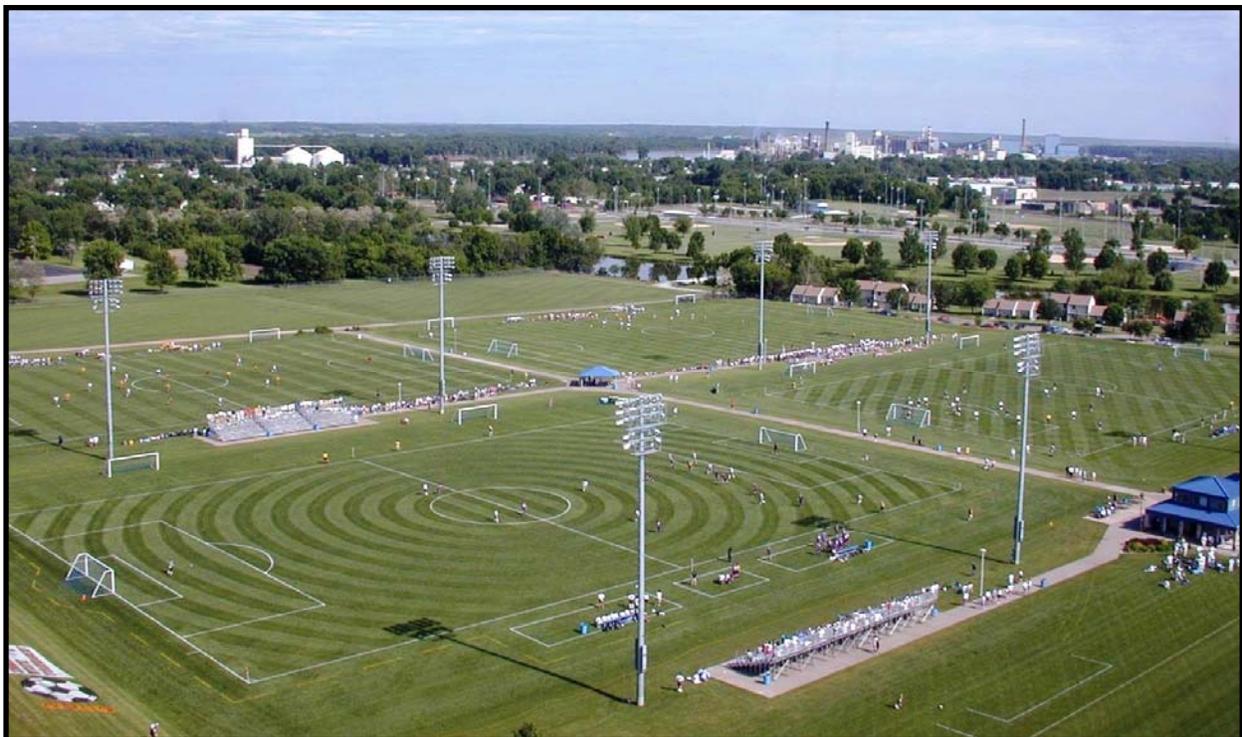
Active efforts are currently underway to extend the American Discovery Trail/Mississippi River Trail to the north, tying it into the existing trail network in the Quad Cities area, and south into Louisa County. The Westside Trail will link into the American Discovery Trail/Mississippi River Trail at Kent-Stein Park, giving Muscatine residents better access to these trails, and provide travelers exceptional access to attractions and amenities located on the west side of Muscatine.



Existing Trail in Muscatine

The west side of Muscatine is bisected by a line of bluffs that create a significant impediment for pedestrians to travel by foot or bike safely. Currently there is a 1.5 mile stretch of these bluff through which there is no safe route for pedestrians or bicyclists to travel. There are significant recreational, educational, and commercial amenities located on either side of the bluffs, which give nearby residents need to traverse the relatively short distance through the bluffs on foot or by bike. Construction of the Westside Trail will create the first safe route for doing so.

The Westside Trail will begin on the west side of Houser Street across from the entrance of Kent-Stein Park, a 66-acre park containing 17 baseball/softball diamonds. Existing trails travel south and east from this point. The trail will then proceed north along Houser Street, through the future site of Phase III of the Muscatine Soccer Complex. The existing Muscatine Soccer Complex which contains eight full-sized, state-of-the-art soccer fields is located on the opposite side of Houser Street. After crossing Hershey Avenue, the Westside Trail will then proceed up the bluffs to the Muscatine Agricultural Learning Center. The Ag Learning Center is an educational facility that includes a climate-controlled indoor animal arena, 20 horse stalls, cattle pens, classrooms, and is also leased to the public for expositions, clinics, and a variety of nonagricultural events. Currently, there is no safe pedestrian or bike access to the Ag Learning Center. After crossing Lucas Street, the trail travels a short distance into Discovery Park. Discovery Park is an 85-acre park managed by the Muscatine County Conservation Board with amenities that include an environmental learning center, stocked fishing ponds, 1.5 miles of paved trails, 2 miles of mowed trails, and an arboretum. The Westside Trail will end at Discovery Park with a connection to the existing trail network.



Muscatine Soccer Complex

The planning process for the Westside Trail began with the identification in the City of Muscatine Comprehensive Plan of a trail connection between Kent-Stein Park and Discovery Park as a significant community need. The Comprehensive Plan is the vision of what community members desire Muscatine to become over the course of the next decade; and the specific actions, policies, and projects needed to make this vision a reality. The current City of Muscatine Comprehensive Plan was adopted on September 19, 2013. The first step in developing this vision contained within the Comprehensive Plan was for community members to identify the strengths, weaknesses, challenges, and opportunities facing Muscatine and their neighborhood. This process primarily occurred at a series of town-hall meetings in the summer of 2012.

A total of eight town-hall meetings were held in the summer of 2012, one each in the seven planning districts, and one community-wide English/Spanish bilingual town-hall meeting. The need for the Westside Trail was identified from community input received at these meetings, and from this, the construction of the Westside Trail was identified as Goal T.13 of the City of Muscatine Comprehensive Plan.

The City of Muscatine has updated its Capital Improvement Plan twice since the adoption of the Comprehensive Plan in 2013. In both of these Capital Improvement Plan updates, the construction of the Westside Trail has been identified as a 2019 fiscal year project.

The City of Muscatine is currently constructing the Kent-Stein Park to Deep Lake Park Trail. The construction of this 4.5-mile trail will reach completion in October of 2017. Upon completion of this trail, the Westside Trail is the next logical expansion of the Muscatine trail network. Both the Westside Trail and the Kent-Stein Park to Deep Lake Park Trail will begin at the western terminus of the Riverfront Trail within Kent-Stein Park. This is an ideal location for such a major junction in the trail network. Within a couple of yards of this site is Kent-Stein Park, the Muscatine Soccer Complex, the planned location of the future Muscatine Community Dog Park, and the City's public housing complex.

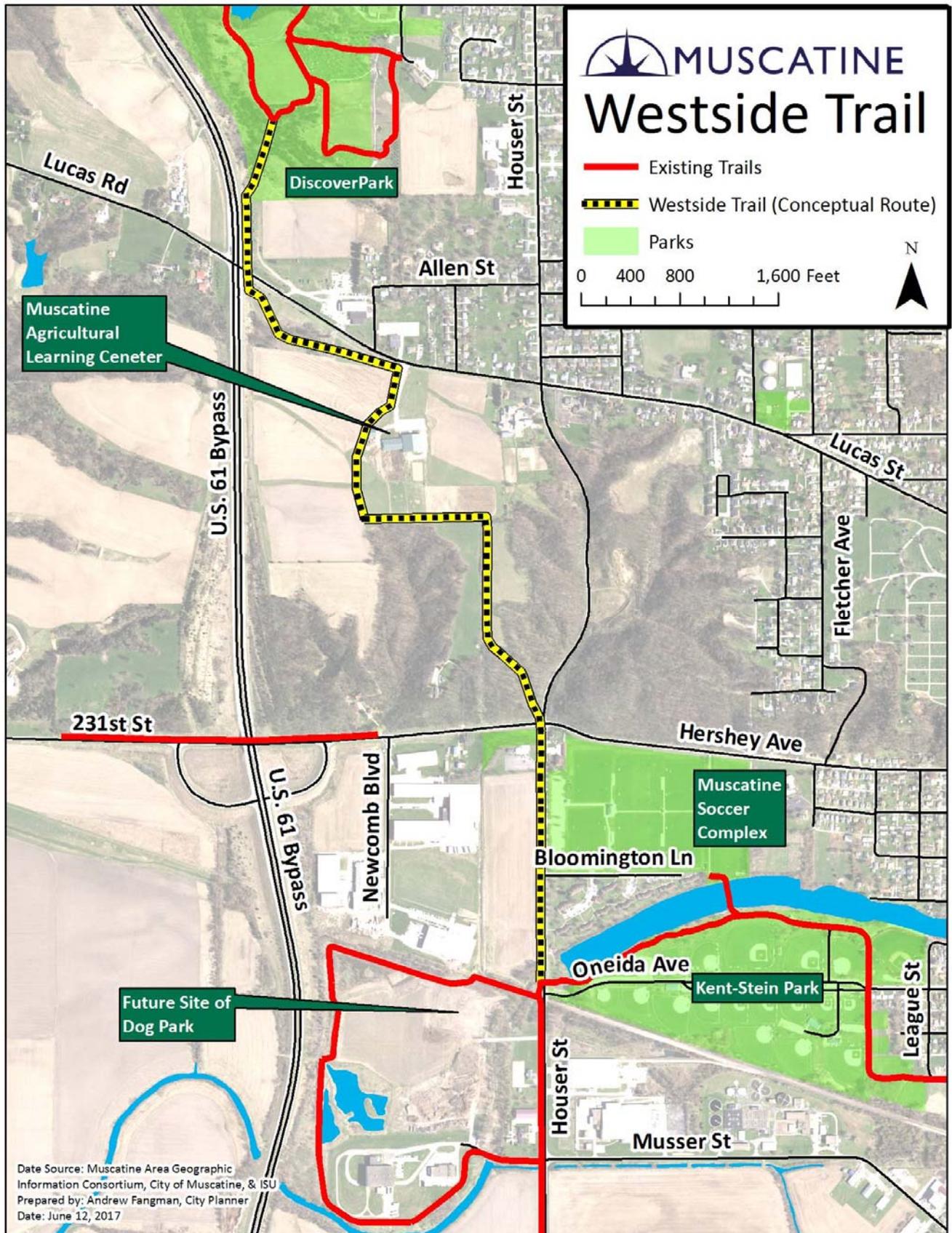
Kent-Stein Park and Discovery Park are connected by an unbroken string of public property and right-of-way upon which a trail could be routed. The next step in the process leading to the construction of the Westside Trail is the selection of the exact route of the trail. The City is in the course of selecting an engineering firm to perform a route study. This study will determine the best route for the Westside Trail with a particular focus on finding the best path through the bluff area. If recommended by the route study, the City will work with private landowners to obtain any easements necessary to construct the trail along the most ideal route.

The next step upon selection of the exact route of the Westside Trail will be to obtain the necessary NEPA clearances, as necessitated by the partial federal funding of this project. Once this is complete, final design and engineering will occur. Finally, the Westside Trail will begin construction.

# Tab E – Feasibility

## The Pearls of Progress Project (Westside Trail-Project Description)





### Business Plan

The Westside Trail has been designated to receive \$505,000 of federal funding in FY 2019. This federal funding will come from Transportation Alternatives Program (TAP). The TAP program is a set-aside from Surface Transportation Program funds, a federal-aid transportation program, which provides funding used by States and localities for transportation improvement projects. The TAP program provides funding to expand travel choices and improve the transportation experience. TAP projects develop the cultural, historic, aesthetic, and environmental aspects of transportation infrastructure. In July of 2015, the Iowa Region 9 Transportation Policy Committee, a committee comprised of elected officials from Muscatine County and the non-urbanized portions of Scott County, voted to include the Westside Trail in the Iowa Region 9 Transportation Improvement Program (TIP). The TIP is the regional planning mechanism by which federal law requires that Surface Transportation Program funds be programmed.

The City of Muscatine expends approximately \$350 per year per mile operating and maintaining its existing trails. The majority of this cost is for mowing along the edges of the trail. This total also includes things such as general clean up, snow removal, etc.

Based on this it is estimated that the annual cost of maintaining the 1.75 miles of off-road trail will be \$613 per year. This cost will be covered by the Parks Maintenance Section budget, which is part of the City of Muscatine’ General Fund.

<b>Funding Already Secured</b>	<b>Amount</b>
Federal TAP Funds	\$505,000
Route Study	\$20,000
<b>Total</b>	<b>\$525,000</b>

Funds Secured and Already Expended on the Westside Trail

<b>Westside Trail</b>				
<b>Item</b>	<b>#</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Annual maintenance cost (mowing edges, clean up, etc.)	1.75	mile	\$350.00 Per mile	\$613
<b>Westside Trail Total</b>				<b>\$613</b>

Projected Annual Operating Costs of the Westside Trail

<b>Westside Trail</b>				
<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<b>Land &amp; Easements</b>				
Easement Plat Preparation	2	Each	\$937.50	\$1,875
<b>Land &amp; Easements Subtotal</b>				<b>\$1,875</b>
<b>Grading</b>				
Clear and Grub				\$100,000
<b>Grading Subtotal</b>				<b>\$100,000</b>
<b>Paving</b>				
10' Wide Multi-Use Trail	1	Lump	\$650,000	\$650,000
<b>Paving Subtotal</b>				<b>\$650,000</b>
<b>Engineering &amp; Design</b>				
Design	1	Each	\$40,000.00	\$20,000
Surveying	1	Each	\$825	\$825
Archaeological Survey	1	Each	\$5,058.28	\$5,058
Route Study	1	Each	\$20,000	\$20,000
<b>Engineering &amp; Design Subtotal</b>				<b>\$43,883</b>
<b>Westside Trail Construction Costs</b>				<b>\$795,758</b>

Table 5: Westside Trail Capital Costs

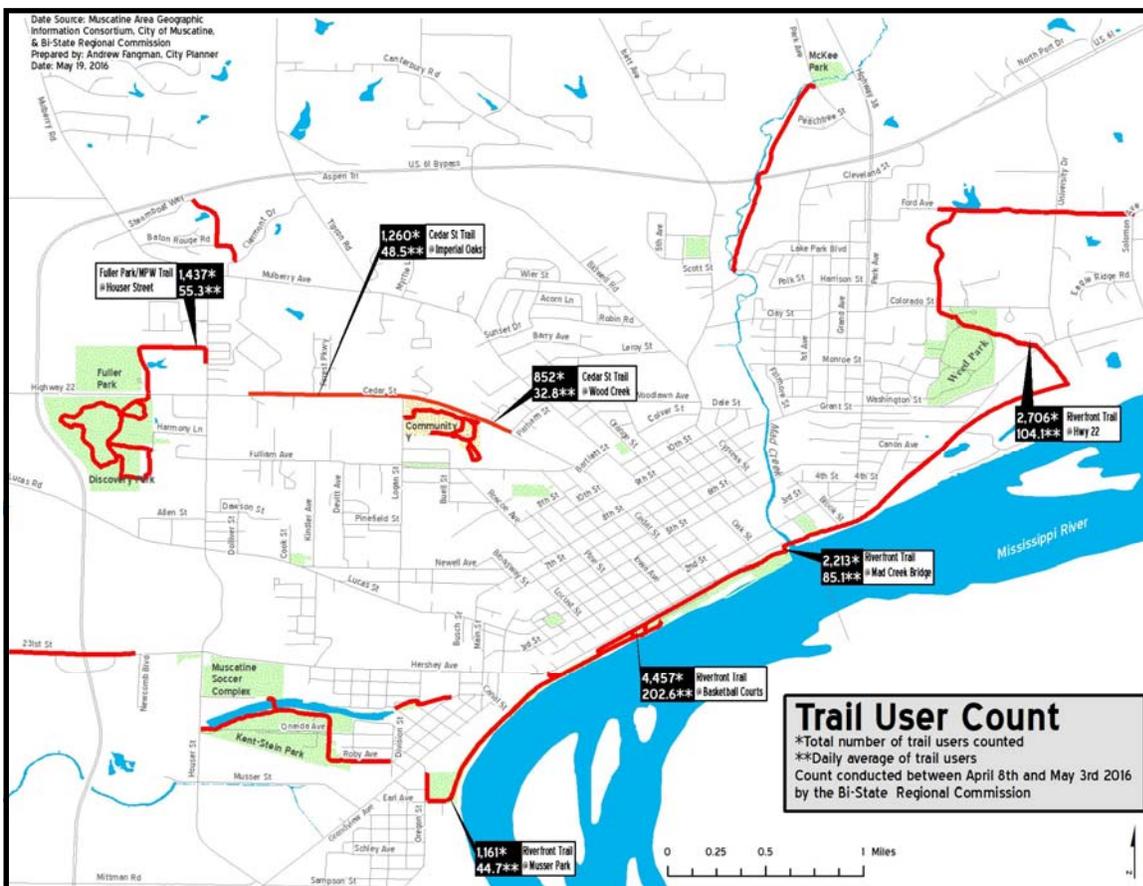
## Management Team

The City of Muscatine currently operates and maintains 13 miles of trail. The Parks Maintenance Section of the Park and Recreation Department is responsible for the operation and maintenance of existing trails and will also be responsible for the operation and maintenance of the Westside Trail.

Beginning in 2014 the Bi-State Regional Commission has conducted an annual count of trail users at seven locations along the Muscatine trail network. These annual numbers start to paint a picture of the scope and pattern of trail usage in Muscatine, see the following figure and table.

Despite the limitation of this count data, the weather during the calculation period highly impacts user numbers, but it does illustrate three broad trends/patterns in trail usage. The new Cedar Street Trail, which opened in the fall of 2015, is attracting significant numbers of users to a corridor that previously was unsafe for bike and pedestrian travel. The opening of this trail significantly increased usage on existing nearby trails, and the Riverfront Trail remains, by a significant margin the most used trail in Muscatine.

The impact of the opening of the Cedar Street Trail gives a good indication of the expected impact of the Westside Trail. The Westside Trail will attract a significant amount of users to a corridor that previously was unsafe for non-motorized travel and will also increase usage of existing nearby trails. The impact of the Westside Trail is likely to be greater in magnitude than the opening of the Cedar Street Trail, as the Westside Trail provides access to recreational amenities that are more attractive than those found on the Cedar Street Trail.



Results of 2016 Trail User Count

Trail User Counts												
Location	2016				2015				2014			
	Total Count	Days	Daily Avg.	Daily Avg. x 365	Total Count	Days	Daily Avg.	Daily Avg. x 365	Total Count	Days	Daily Avg.	Daily Avg. x 365
Cedar St Trail @ Imperial Oaks	1,260	26	48.5	17,688								
Cedar St Trail @ Wood Creek	852	26	32.8	11,961								
Fuller Park/MPW Trail @ Houser Street	1,437	26	55.3	20,173	653	21	31.1	11,350	1,379	34	40.6	14,804
Riverfront Trail @ Hwy 22	2,706	26	104.1	37,988	815	21	38.8	14,165	2,970	31	95.8	34,969
Riverfront Trail @ Musser Park	1,161	26	44.7	16,299	2,940	21	140.0	51,100	4,204	33	127.4	46,499
Riverfront Trail @ Basketball Courts	4,457	22	202.6	73,946					8,527	34	250.8	91,540
Riverfront Trail @ Mad Creek Bridge	2,213	26	85.1	31,067	3,319	17	195.2	71,261	6,139	34	180.6	65,904
Dates, Duration, and Conditions of Counts												
Start Date	April 8, 2016				June 4, 2015				April 16, 2014			
End Date	May 3, 2016				June 24, 2015				May 19, 2014			
Number of Days	26				21				34			
Number of Days With Rain	11				10				12			
Percent of Days With Rain	42.3%				47.6%				35.3%			
Number of Weekend Days	8				6				10			
Number of Weekend Days With Rain	3				4				1			
Percent of Weekend Days With Rain	37.5%				66.7%				10.0%			
Number of Days With a High Under 60°	10				0				11			
Percent of Days With a High Under 60°	38.5%				0.0%				32.4%			

Results of all Trail User Counts

### ***Muscatine Community Dog Park—Project Description:***

The Muscatine Community Dog Park will be the Muscatine area’s first off-leash dog park. The location secured for this project is on a 14-acre City-owned parcel that was previously leased for agricultural purposes directly north of the City compost site and directly west across Houser Street from Kent-Stein Park. Three separated fenced areas are at the heart of the proposed design. Together these three fenced areas total 5 acres. They are each intended to serve the needs of a particular group of users. There will be a 0.5-acre senior dog area, a 1.5-acre small dog area, and 3-acre large dog area. Additionally, the site plan includes a training field attached to the large dog area. This area is primarily to be used for training and other structured events, and will also have a secondary function of serving as a backup to the other three areas, allowing them to be closed for turf maintenance and recovery as needed. The training field could be built as a part of a second phase. Amenities such as shade shelters, benches, water fountains, etc. will be provided in each of the three areas. The Muscatine Community Dog Park will have a direct connection to the City of Muscatine Trail network. City Council has approved the use of this site for a dog park, a site plan has approval by the City Site Plan Review Committee; and some initial site preparation has occurred.

The parking lot, drinking fountains, picnic shelter, and informational kiosks constructed as part of the Muscatine Community Dog Park will also function as a major trailhead on the City of Muscatine trail network. The dog park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail. The dog park is also connected directly to this junction by a one-mile loop trail that runs on the west side of Houser Street around City-owned property that includes the Dog Park, a native prairie planting, the compost site, the Muscatine Transfer Station, and the Muscatine Slough. The ability for the parking lot, drinking fountains, etc. to also serve as a trailhead provides substantial savings over the cost of separately developing such facilities for each of the three projects, and provides a much better return on the dollars invested for these establishments. In addition to the 19 parking spaces that will be constructed, overflow parking for an additional 25 parking spaces will be provided by the existing access road .

The proposal for an off-leash dog park is the result of a grassroots effort of a significant number of members of the Muscatine community. There is a growing consensus that an off-leash dog park is a vital and necessary part of a community’s recreational and wellness infrastructure. The first off-leash dog park in the United States opened in 1979. Since then, the growth rate in the number of off-leash dog parks has exceeded the overall growth rate of parks by tenfold. There are now over 2,900 off-leash dog parks in the United States with nearly 50% of jurisdictions that operate park facilities having an off-leash dog park. In recent years numerous off-leash dog parks have been built in communities across eastern Iowa including Iowa City, Davenport, Bettendorf, Burlington, Clinton, and Cedar Rapids. A growing demand for an off-leash dog park has been expressed by the Muscatine community in recent years.

## Tab E – Feasibility

The current City of Muscatine Comprehensive Plan was adopted on September 19, 2013. The first step in developing this vision contained within the Comprehensive Plan was for community members to identify the strengths, weaknesses, challenges, and opportunities facing Muscatine and their neighborhood and what they want the City of Muscatine and their neighborhood to become. This process primarily occurred in a series of eight town hall meetings in the summer of 2012. During this process, the need for a dog park was the most frequently received public request.

The construction of an off-leash dog park was established as Goal PR.3 of the City of Muscatine Comprehensive Plan. This goal calls for the City to make municipally owned land available for the construction of an off-leash dog park, with funds for the building of an off-leash dog park to come from non-municipal sources. The Plan envisions the City of Muscatine operating and maintaining the off-leash dog park using funds obtained through user fees. Goal PR.3 also contains numerous design and location criteria. The proposed design and location satisfies all these criteria.

In 2013, Citizens for an Off-leash Muscatine Park (COMP), a volunteer committee and established 501c(3) charitable fund under the governance of Community Foundation of Greater Muscatine, was formed. COMP was established with the purpose of getting an off-leash dog park in Muscatine constructed, as well as ensuring that any off-leash dog park will be strongly supported by members of the community. In addition to ongoing fund raising COMP, working with the City of Muscatine has made substantial progress towards the construction of an off-leash dog park, and developing a sustainable off-leash dog park plan. A site has been identified and secured; an engineered design has been created and approved; and preliminary site preparation work has occurred.

The Muscatine Community Dog Park will be located on six acres of municipally owned land located directly north of the transfer station and west across Houser Street of Kent-Stein Park. This site was selected because of its proximity to existing and planned recreational amenities, its proximity to the humane society and the Muscatine Canine Activity Center. This site also has the advantage of having an existing access road off of Houser Street. Previously this land was rented out by the City for agricultural purposes. This lease has been terminated to allow for the development of a dog park on this site. The dog park will not occupy all the former ag lease land. The balance of the form lease land, directly to the west of the dog park, is currently being developed as the Houser Pollinator Park.



Location of the Muscatine Community Dog Park

# Tab E – Feasibility

## *The Pearls of Progress Project (Muscatine Community Dog Park—Project Description)*

COMP enlisted the help of Iowa State University’s Partnering Landscape and Community Enhancements program which allows for Iowa communities to apply for assistance with community enhancement projects. Professor Matthew Gordy and 15 third-year landscape architecture students worked with COMP to develop two design concepts for the identified preferred location of the off-leash dog park. A favorite design was selected from these two designs. From there, COMP hired Lutz Engineering to turn this preferred design into a site plan with detail sufficient to allow for City approval of the final design and construction .

Over the summer of 2016 staff from the City of Muscatine Public Works Department cleared and rough graded the dog park site. In the fall of 2016, a contractor hired by COMP seeded the entire six-acre site. With this establishment of turf, the site is now shovel ready for the construction of a dog park according to the approved site plan.

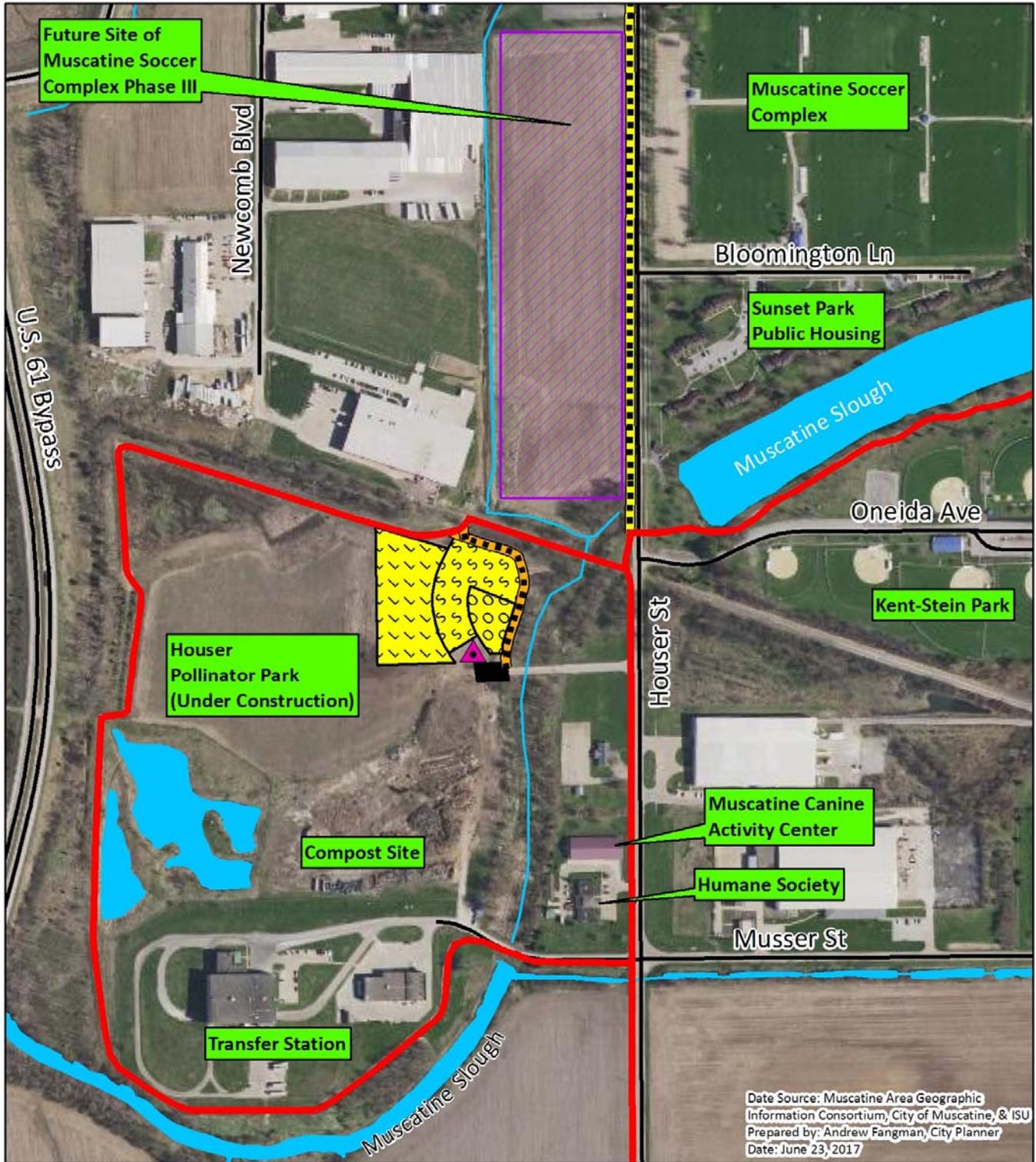


Location of the Muscatine Community Dog Park in the Fall of 2014



Location of the Muscatine Community Dog Park in the June of 2017





Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, & ISU  
 Prepared by: Andrew Fangman, City Planner  
 Date: June 23, 2017

**MUSCATINE Community Dog Park**

	Large Dog Area		Small Dog Area		19 Space Parking Lot		Shelter
	Senior Dog Area		Dog Park Trail Connector		Existing Trails		Westside Trail

0 250 500 1,000 Feet

N

## Muscatine Community Dog Park—Business Plan

The cost of the Muscatine Community Dog Park is estimated at \$516,648. Between fund raising initiatives by COMP commitments from foundations, local corporations, and the City of Muscatine, \$385,635 of this project, or 74.6% has been funded. Approximately half of the cost of the project is attributable to the cost of land. This land is being contributed by the City of Muscatine and the Kent Corporation Charitable Foundation. The property being contributed by the City of Muscatine is a portion of a 63-acre parcel acquired by the City in 1991 as part of a project to construct a transfer station and compost site. Only the southern 40 acres of this 63-acre parcel was ultimately needed for the transfer station and compost site. Having no operational or public use for the remaining 23 acres of land, the City of Muscatine formerly leased this land out for agricultural production. The proceeds from this lease went into the City’s general fund. By committing this land to the dog park project, the City Council has decided to forgo this annual income as well as forgoing the potential revenue from the sale of the site as surplus property. The site is zoned industrial, has good road access and is served by sewer and water. In April of 2015, the Kent Corporation Charitable Foundation donated a 0.6-acre parcel which will contain the northwestern portion of the proposed dog park. COMP has raised a total \$25,132 from 187 donors, for the construction of the dog park. COMP has expended \$5,000 on engineering services to produce the engineered site plan. COMP also expended funds on having the site seeded into turf in the fall of 2016. COMP has an additional \$6,207 that will be contributed towards the project and remains active in fundraising for the project.

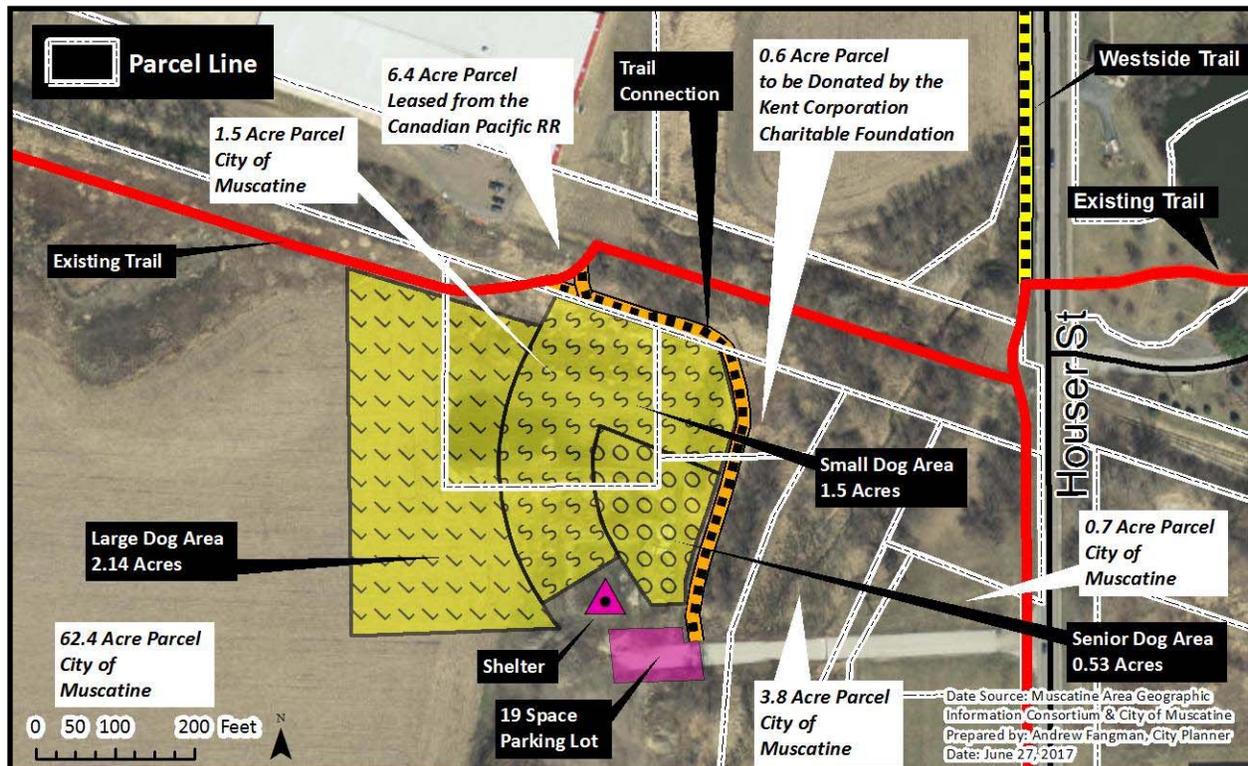


Figure 17: Property Acquisition Related to the Muscatine Community Dog Park

Land	\$274,428
Site Design	\$5,000
City of Muscatine Funds	\$100,000
COMP Funds on Hand	\$6,207
<b>Total</b>	<b>\$385,635</b>

Funds Secured and Already Expended on the Muscatine Community Dog Park

# Tab E – Feasibility

## The Pearls of Progress Project (Muscatine Community Dog Park –Business Plan)

The funds to pay for the operation and maintenance of the Muscatine Community Dog Park will come from user fees. The funding of the operation and maintenance of dog parks through user fees is a model that has been successfully implemented in hundreds of communities across the nation. Users of the Muscatine Community Dog Park will be required to purchase either an annual pass or a day pass. At the proposed price of \$25 per household, a total of 248 annual passes will need to be sold for the operations and maintenance of the dog park to solely be funded from user fees. This does not take into account any day passes sold or continuing donations. The sale of 248 annual passes would require that 6.8% of Muscatine households owning a dog purchase an annual pass. This figure is based on the American Veterinary Medical Association’s estimation that 36.5% of households have a dog and there are 10,654 households in the greater Muscatine area. For the first year, a goal of selling 300 annual passes has been set.

	2018	2019	2020	2021	2022
Projected Annual Passes Sold	300	315	331	347	365
Projected Revenue from Annual Passes	\$7,500	\$7,875	\$8,269	\$8,682	\$9,116
O&M Costs	\$6,208	\$6,332	\$6,459	\$6,588	\$6,720

Projected Annual Performance of Muscatine Community Dog Park



: COMP Fundraising Event

<b>Muscatine Community Dog Park</b>				
<b>Labor</b>				
<i>Item</i>	<i>#</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Trash Pickup/General Cleaning (3 hours per week) <i>Year Round</i>	156	Per hour	\$9.43	\$1,471
Mowing (5 hours per week) <i>31 Week a Year</i>	155	Per hour	\$9.43	\$1,462
<b>Labor Subtotal</b>				<b>\$2,933</b>
<b>Materials</b>				
<i>Item</i>	<i>#</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Grass Seed	1	Lump	\$250.00	\$250
Cleaning Supplies	1	Lump	\$500.00	\$500
Gas	1	Lump	\$875.00	\$875
Diesel	1	Lump	\$1,250.00	\$1,250
Misc. Operating Supplies	1	Lump	\$200.00	\$200
Equipment Repairs	1	Lump	\$300.00	\$200
<b>Materials Subtotal</b>				<b>\$3,275</b>
<b>Annual Operating &amp; Maintenance Cost</b>				<b>\$6,208</b>

Projected Annual Operating Costs of Muscatine Community Dog Park



COMP Fundraising Event

# Tab E – Feasibility

<b>Muscatine Community Dog Park</b>				
Item	Quantity	Unit	Unit Cost	Total Cost
<b>Land</b>				
Land	261,360	Square Feet	\$1.05	\$274,428
<b>Land Subtotal</b>				<b>\$274,428</b>
<b>Paving</b>				
19 Space Parking Lot and Entrance Road Extension	120	Cubic Feet of Concrete	\$63,720	\$63,720
<b>Paving Subtotal</b>				<b>\$63,720</b>
<b>Trail Connector</b>				
10' Trail	650	Linear Feet	\$50.00	\$32,500.00
<b>Trail Connector Subtotal</b>				<b>\$32,500</b>
<b>Water</b>				
Water Fountains	3	Each	\$2,500.00	\$7,500
<b>Water Subtotal</b>				<b>\$7,500</b>
<b>Electrical</b>				
Electrical Service to Shelter/Storage	1	Each	\$5,000	\$5,000
Security Lighting	1	Each	\$5,000	\$5,000
<b>Electrical Subtotal</b>				<b>\$10,000</b>
<b>Landscaping</b>				
Canopy Trees - 2.5" Cal.	10	Each	\$100.00	\$1,000
<b>Landscaping Subtotal</b>				<b>\$1,000</b>

Muscatine Community Dog Park Capital Costs (continued on next page)

# Tab E – Feasibility

<b>Muscatine Community Dog Park</b>				
Item	Quantity	Unit	Unit Cost	Total Cost
<b>Fencing</b>				
Fencing Including Weed Barrier	2,500	Linear Feet	\$40.00	\$80,000
<b>Fencing Subtotal</b>				<b>\$80,000</b>
<b>Structures &amp; Amenities</b>				
Shade Shelters	4	Each	\$4,000.00	\$16,000
Informational Kiosk	1	Each	\$3,000.00	\$3,000
Benches	6	Each	\$500	\$3,000
Entry Shelter	1	Each	\$15,000	\$15,000
Storage Shed	1	Each	\$5,000	\$5,000
Communication & Rules Center	1	Each	\$500	\$500
<b>Structures &amp; Amenities Subtotal</b>				<b>\$42,300</b>
<b>Engineering &amp; Design</b>				
Landscape Architect/Engineer Costs	1	Lump Sum	\$5,000.	\$5,000
<b>Engineering &amp; Design Subtotal</b>				<b>\$5,000</b>
<b>Muscatine Community Dog Park</b>				<b>\$516,648</b>

Muscatine Community Dog Park Capital Costs *(continued from previous page)*

## ***Muscatine Community Dog Park—Management Team***

The Muscatine Community Dog Park will be operated and maintained by the Parks Maintenance Section of the City of Muscatine Park and Recreation Department. The annual operation and maintenance cost is estimated at \$6,208. See page 90 for a detailed breakdown of these expenses and the funds to pay for the operation and maintenance of the Muscatine Community Dog Park. Citizens for an Off-leash Muscatine Park (COMP) a volunteer committee, will remain active after the opening of the Muscatine Community Dog Park.

Their mission will shift from getting a dog park constructed, to ensuring its continued successful operation. COMP will work to promote the use of the dog park and to educate users on proper dog park etiquette. COMP will also continue efforts to raise funds for additional enhancements to the Muscatine Community Dog Park.



COMP Fundraising Event

## **Deep Lakes Park Cabins Project Description**

In April 2013 Muscatine County’s newest park, Deep Lakes Park, was opened to the public for the first time. This park, located approximately one mile south of Muscatine, was made possible by a gift of land from the W.G. Block Company to the Muscatine County Conservation Board. The 435 acres of Deep Lakes Park contains approximately 120 acres of open water spread across more than 20 individual and interconnected lakes.



Fishing at Deep Lakes Park

The balance of Deep Lakes Park is comprised of sand dunes, grassy and brushy areas, and established cedar and cottonwood trees. The unusual physical attributes of the Deep Lakes Park landscape give it the potential to become an attraction that improves the quality of life in Muscatine and which attracts visitors from a wider area.

While popular with local anglers, kayakers, and other outdoor enthusiasts from the day it opened to the public the use of Deep Lakes Park have been growing as amenities that attract different types of users haven been steadily added. The initial focus of the Muscatine County Conservation Board was to make various improvements to make the park safe and accessible to the public, and to create a master plan to transform Deep Lakes Park as a park with a few primitive amenities into a major recreational asset.



Deep Lakes Park Swim Beach

Since taking ownership of the land in December 2012 the Muscatine County Conservation Board has installed five gravel parking lots, two concrete boat ramps, linked together two of the lakes, made improvements to fish habitat, constructed a beach with a swim area, installed a sand volleyball pit, and constructed a handicap accessible fishing pier which was donated by Monsanto. The Conservation Board also commissioned Shoemaker-Haaland to develop a master plan for the full

development of Deep Lakes Park. This plan, which was based on input received from the public, was completed and adopted by the Conservation Board in 2014. The Kent-Stein to Deep Lakes Park Trail, a City of Muscatine project which will be completed in October of 2017, will connect Deep Lakes Park to the City of Muscatine trail network with a paved, off-road trail of more than four miles in length.

# Tab E – Feasibility

## *The Pearls of Progress Project (Deep Lakes Park Cabins-Project Description)*

In August of 2015 the first public swimming beach in the Muscatine Area opened at Deep Lakes Park. Previously the nearest such comparable facility is located nearly 30 miles away in Scott County. While the sand required for an attractive swim beach was already naturally present at Deep Lakes Park, the construction of a swim beach required significant regrading to transform what previously was the steep drop of a former sand mining pit, into a gently sloping swim beach in which is safe to wade and swim. The beach has proved to be a highly popular amenity; on hot days, the 100+ car parking lot serving the swim beach, is parked full.

The Kent-Stein Park to Deep Lake Park Trail which is currently under construction will significantly increase usage at Deep Lakes Park as it will be both a draw for use in and of itself, and will also make the park accessible to those traveling by bike or foot. Approximately one mile of the trail will be through the park, from the swim beach area to the northern park boundary. This will significantly improve access to an area of the park that is only accessible by water or by primitive sandy footpaths. The trail will also tie the park directly into local, regional, and national trail systems. In addition to connecting into the City of Muscatine trail network, the Kent-Stein to Deep Lakes Park Trail is part of two federally recognized trail systems: the American Discovery Trail, which crosses the nation from San Francisco to Delaware; and the Mississippi River Trail, which runs along the Mississippi River from Minnesota to Louisiana. The Kent-Stein Park to Deep Lakes Park Trail is a recognized component of both these trail systems. Active efforts are underway to extend the American Discovery Trail/Mississippi River Trail to the north, tying it into the existing trail network in the Quad Cities area, and south into Louisa County.



Deep Lakes Park Swim Beach



Trail Construction in Deep Lakes Park (July 2017)



Trail Construction in Deep Lakes Park (July 2017)

# Tab E – Feasibility

The Deep Lakes Park Master Plan identifies over \$4 million worth of desired improvements that will transform the park into a major draw for visitors from Muscatine and beyond. The County Conservation Board has identified four rental cabins as the next part of the Master Plan for implementation. These cabins would sleep 6 to 8 and would be available for rent all year. These cabins would be the same prefabricated design that was installed with great success by Scott County at West Lake Park, located 30 miles to the northeast of Deep Lakes Park. These cabins are 1,440-square-foot structures feature two bedrooms, a full bathroom, living room, fireplace, kitchen and covered porch. The cabins would have electricity and running water and would be served by pump out sewage vaults. It was determined that septic tanks would pose too great of a risk of contaminating the lakes in which park guests would be recreating. This is because the extremely sandy nature of the soils and close proximity to the lakes. The City of Muscatine is currently working to develop a multi-modal port on a site on the Mississippi River that is three quarters of a mile east of Deep Lakes Park. The port project would include the extension of City sanitary sewer to serve the port site. This sanitary sewer will run along the boundary of Deep Lakes Park. Once this sewer extension occurs, the cabins will be connected to the City sanitary sewer system.



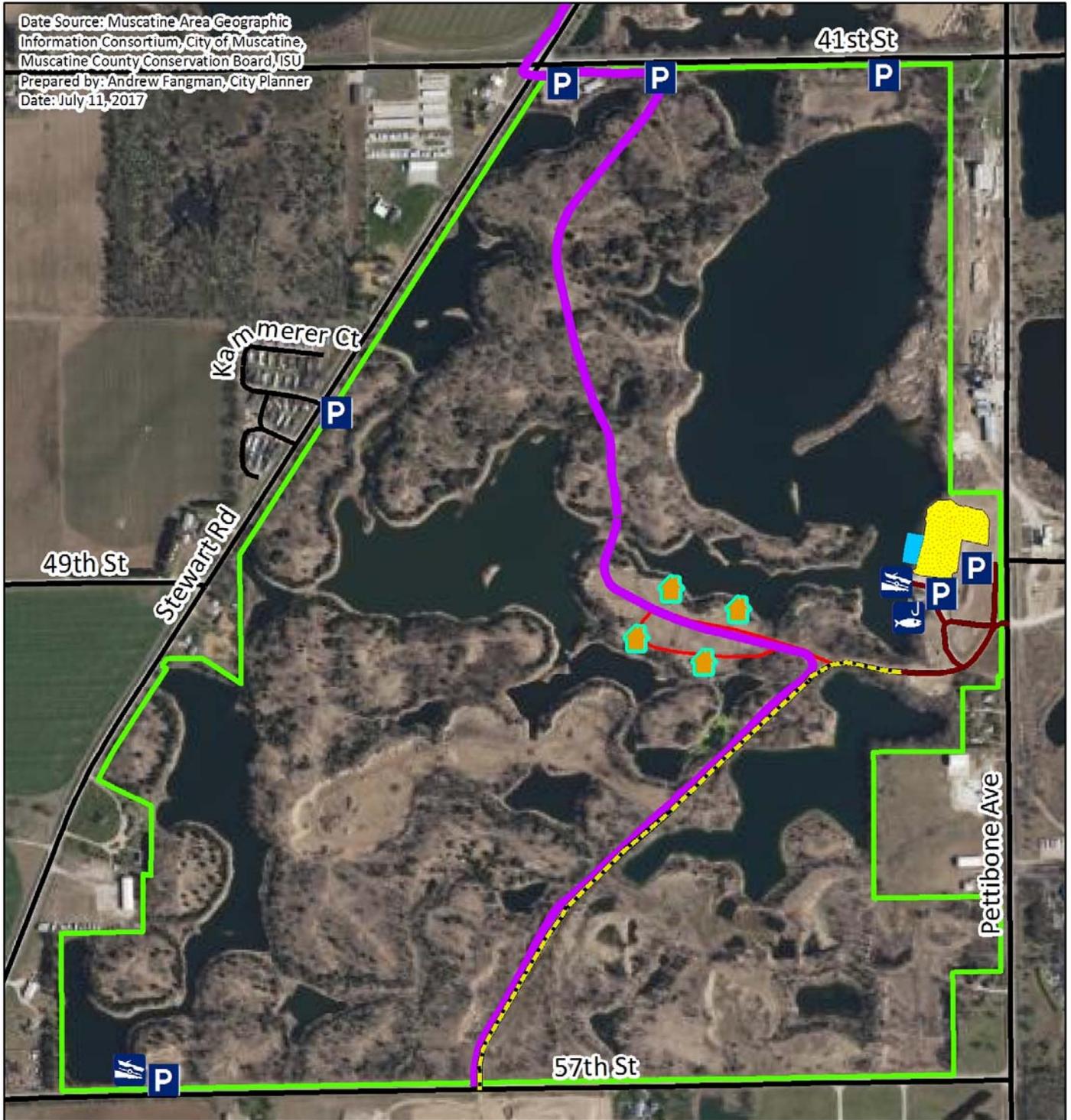
Proposed Cabin Design



Proposed Cabin Design

The proposed rental cabins would also be a first of its kind in Muscatine County. Such cabins have proven popular in surrounding County and State parks. The unique landscape and series of interconnected lakes make Deep Lakes Park unique in eastern Iowa. Deep Lakes Park has the potential to draw a greater variety of visitors and having a place for such visitors to stay overnight will help capitalize on this draw. With a depth up to 40 feet, and an average underwater visibility of 14 feet, the lakes of Deep Lakes Park make for ideal scuba diving conditions. The nearest comparable area to dive that has developed amenities and is

open to the public is located in southern Wisconsin. The construction of cabins at Deep Lakes Park will also support activities at the Muscatine Soccer Complex and Kent-Stein Park by offering those traveling to events at those locations a place to stay that is less than a 10-minute drive away, and are accessible via a full off-road trail.



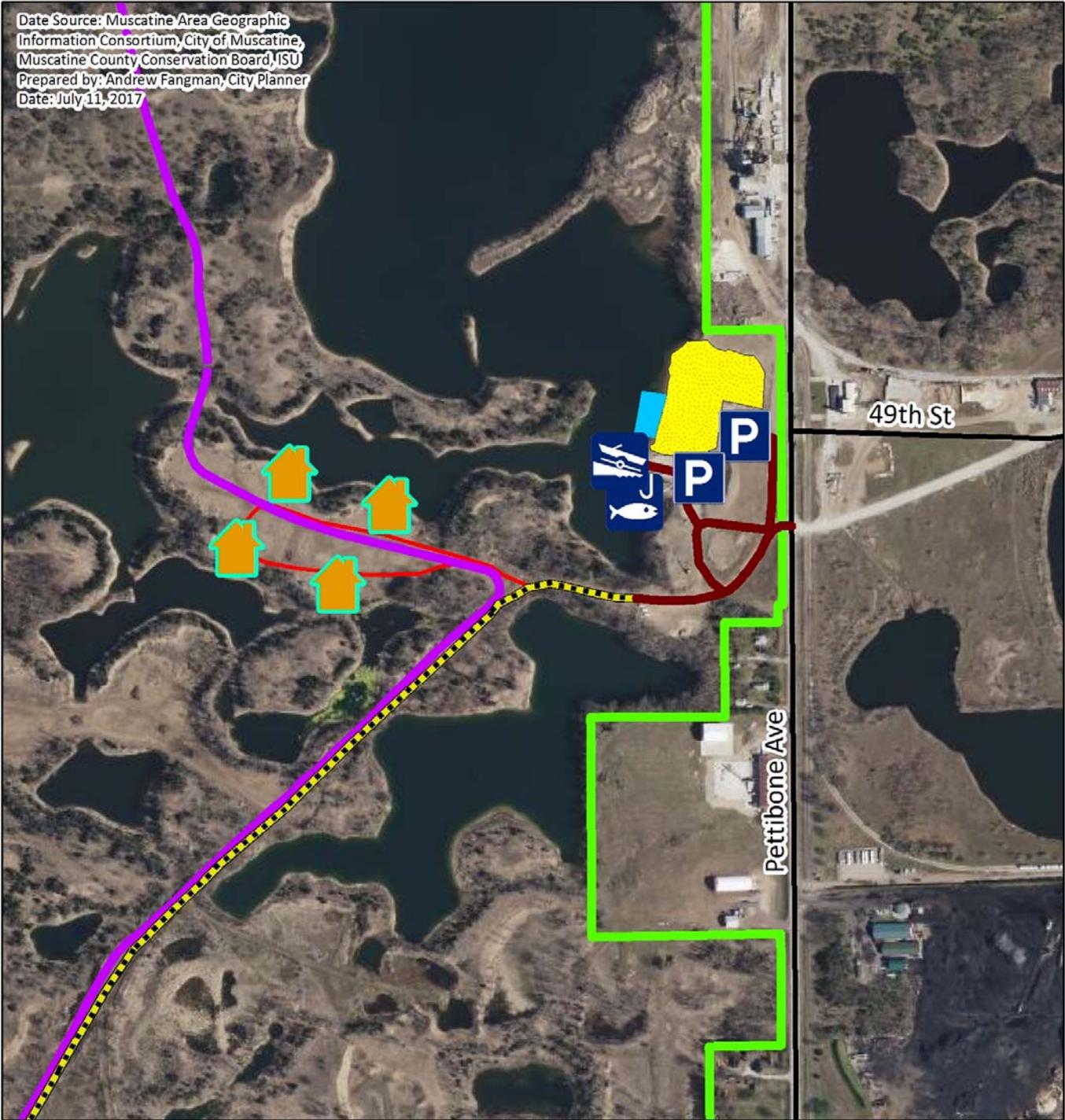
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, Muscatine County Conservation Board, ISU  
 Prepared by: Andrew Fangman, City Planner  
 Date: July 11, 2017

### Deep Lakes Park

	Proposed Cabins		Beach		Concrete Boat Ramp
	Proposed Cabin Access Drives		Swim Area		Handicapped Accessible Fishing Dock
	Kent-Stein Park to Deep Lakes Park Trail		Access Road		Parking Lot
	Park Boundary		Access Road (Currently Closed Vehicular Traffic)		

0                      1,000                      2,000                      4,000 Feet





Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, Muscatine County Conservation Board, ISU  
 Prepared by: Andrew Fangman, City Planner  
 Date: July 11, 2017

## Deep Lakes Park



## **Deep Lakes Park Cabins-Business Plan**

The cost of the Deep Lakes Cabins is estimated at \$1,000,000. The costs estimates are based on the costs incurred by Scott County to install two of these cabins of the same model in December of 2016. The Muscatine County Board of Supervisors has committed to \$500,000 of bond funding towards the project. Additional private donations towards the project are being sought. CAT Grant funding is being proposed to fund the balance of this project.

Since the land which comprises Deep Lakes Park has been donated by the W.B. Block Company, approximately \$264,000 has been expended to convert an area of played out sand and gravel mining operations into a recreational amenity with a local regional draw. This figure does not include the more than one mile of trail that the City of Muscatine is currently constructing through the park as part of the Kent-Stein Park to Deep Lakes Park Trail.

Funds Committed by the Muscatine County Conservation Board	\$500,000
<b>Total</b>	<b>\$500,000</b>

Funds Secured on Deep Parks Lake Cabins



Handicap Accessible Fishing Pier at Deep Lakes Park

# Tab E – Feasibility

Currently the operations and maintenance of Deep Lakes Park is paid for entirely out of the Muscatine County Conservation Board’s general fund as there is currently no user fee associated with the park. The construction of the four cabins that are being proposed as part of the Pearls of Progress Project would increase the operation maintenance costs of Deep Lakes Park by an estimated \$16,000 per year. Project revenue from cabin rental fees is projected at \$48,000 per year.

The direct operation and maintenance cost of the new cabins, \$16,000 per year for all four cabins, will primarily come from the costs associated with emptying the sewage holding tanks, cleaning the cabins, and trash pickup. These tasks will be handled through a contractor, to pump out the sewage vault, and existing Conservation Board Staff. The construction of the Deep Lakes Park Cabins will not result in an increase in personnel costs, as existing Conservation Board staff will be able to provide needed service to the cabin. In FY '15 the Muscatine County Board of Supervisors agreed to increase the Conservation Board budget by around \$70,000 to provide for a new full-time park officer position dedicated to Deep Lakes Park. This position is now budgeted at around \$75,000 in most recent fiscal year. Other Conservation Board staff which work at all the boards facilities will also be involved with operations and maintenance of the cabins.

Completion of the cabins will allow for revenue to be generated from rental of the four cabins and the shelter. The estimate of \$12,000 of annual revenue from each cabin is based on a rental fee that is the same that Scott County is charging for identical cabins in park located 30 miles to the northeast, and a very conservative occupation rate of 25%.

<b>Deep Lakes Park Cabins</b>				
<i>Item</i>	<i>#</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
Trash Pickup/Emptying Holding Tank/ Cleaning	1.00	Per year	\$4,000.00	\$16,000
<b>Total</b>				<b>\$16,000</b>

Projected Annual Performance of the Deep Lakes Parks Cabins

	2018	2019	2020	2021	2022
Projected Revenue from Cabins	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Operations and Maintenance Costs	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000

Projected Annual Performance of the Deep Lakes Parks Cabins

Deep Lakes Park Cabins				
Item	Quantity	Unit	Unit Cost	Total Cost
<b>Cabins</b>				
Cabins	4	Each	\$116,000.	\$464,000
Foundations	4	Each	\$25,000	\$100,000
<b>Cabins Subtotal</b>				<b>\$564,000</b>
<b>Utilities</b>				
Water and Electric Service Hookups	1	Lump	\$300,000	\$300,000
Pump Out Sewage Vaults	4	Each	\$9,000	\$36,000
<b>Utilities Subtotal</b>				<b>\$336,000</b>
<b>Roads/Parking</b>				
Access Roads & Parking	1	Lump	\$100,000	\$100,000
<b>Roads/Parking Subtotal</b>				<b>\$100,000</b>
<b>Deep Lakes Park Cabins</b>				<b>\$1,000,000</b>

Table 14: Deep Lakes Park Cabins Capital Costs

## DH Sales Company Inc.



Design Homes of Eldridge 1180 East Price St Eldridge, IA 52748  
Phone: (563) 285-9575 Fax: (563) 285-9475 E-Mail: dhaldridge@designhomes.com

### PROPOSAL

DATE: Monday, July 25, 2016

We Propose to build for: Scott County Conservation-Porch #1  
14910 110th AVE  
Davenport, IA 52804  
Home Phone: 123-4568  
E-Mail: conservation@scottcountyia.com

Description	Quantity	Total Cost
28 X 42 RANCH - BASE PRICE	1	\$85,942
8' END PORCH ON RANCH	1	\$12,546
VISION® SINGLE HUNG WINDOWS	1	
3 1/2" DOOR LINEALS	2	\$122
3 1/2" WINDOW LINEALS	8	\$328
LP SIDING - NON-STANDARD SEMI-TRANSPARENT COLORS	1372	\$5,419
MOHAWK LAMINATE FLOORING	1006	\$4,779
DIR-VENT GAS FIREPLACE (NOVUS)	1	\$4,500
VAULTED CEILINGS	588	\$1,229
LR / KITCH / DINING	0	
50 GAL PV GAS WTR HTR - UPCHARGE	1	\$595
LENNOX® 13 SEER CENTRAL AC	1	\$2,350
WIRING FOR ELECTRIC RANGE	1	\$100
WIRE FOR PADDLE FAN W/LIGHT	4	\$156
RECESSED LIGHT FIXTURE (WET LOC.)	4	\$280
LED FLUSH-MOUNT LITE	6	\$390
PENDENT LIGHT FIXTURE	3	\$105
SWAN QUARTZ DROP-IN KITCHEN SINK	1	\$332
PULL-DOWN BN KITCHEN FAUCET	1	\$235
HANDICAPPED GRAB BARS	4	\$388
KOHLER HI-RISE TOILET (K4199)	1	\$103
ARISTO. OAKLAND (OAK) - STD. CABS	1	
36" STANDARD COUNTERTOP	5	\$40
BASE CAB. WASTEBASKET (BWB18)	1	\$208
CROWN MOLDING (MTROWN)	20	\$380
WHIRLPOOL MICROWAVE	1	
WHIRLPOOL DISHWASHER	1	
WHIRLPOOL REFRIGERATOR	1	\$1,299
WHIRLPOOL ELECTRIC RANGE	1	\$649
6' VISIONS VINYL SLIDE PATIO - VSP-6068	1	\$821
DEADBOLT LOCKS	1	\$43
HAND-HELD SHOWER 24" SLIDE-BAR / 60" HOSE	1	\$700
HANDICAP SHOWER	1	\$1,285

## DH Sales Company Inc.



Design Homes of Eldridge 1180 East Price St Eldridge, IA 52748  
Phone: (563) 285-9575 Fax: (563) 285-9475 E-Mail: dhaldridge@designhomes.com

### PROPOSAL

OBSCURE BATHROOM WINDOW UPGRADE	1	\$50
SHEET-ROCK ONLY VAULTED CEILINGS(LR/KITCH/DINING)	1	
METAL ROOF - 28"WIDE 4"RISE INCLUDING 8' PORCH	1	\$3,400
STANDARD FIREPLACE CHASE	1	\$724
10% COUNTY PARKS DISCOUNT (PER JJ)	1	(\$12,950)
TOTAL PRICE OF HOME -----		\$116,548

Base Price includes:  
Limited Free Delivery\*, crane set on your foundation, finish, Lennox Furnace and duct work installed\*, 200-Amp Square-D Electric Panel, 50-Gal. AO Smith water heater\*, 3" radon vent pipe into attic with 110-volt outlet in attic\*, all floor coverings, light fixtures, R-20 exterior walls, R-55 ceiling insulation (Ranch Only), Limited Lifetime Warranty CertainTeed Shingles, 3/4" T & G plywood sturd-floor, maintenance free Low-E windows, shutters, doorbell, Kohler fixtures, vinyl lap siding, tax and MUCH more!  
\* For most homes - see sales rep. for details

MN Contractor's No. BC146710

Sales Rep: Jake Schneckloth

Prices Good for 30 Days

Location: DHS - Eldridge, IA

Figure 25: Cost of Constructing Similar Cabins at West Lake Park in Scott County

### ***Deep Lakes Parks Cabins—Management Team***

Deep Lakes Park, and the four cabins proposed in the park as part of the Pearls of Progress Project, are managed by the Muscatine County Conservation Board. The Muscatine County Conservation Board was approved by vote of the residents of the County in 1964 and began operation January 1, 1965. A five-person Conservation Board, appointed by the County Board of Supervisors, sets policy and provides overall direction for staff. The board currently manage 11 areas encompassing 1,740 acres, with Deep Lakes Park being the newest area. These areas offer opportunities for hunting, fishing, camping, nature trails, conservation education programs and much more, all in beautiful natural settings. The mission of the Muscatine County Conservation Board is to:

- Preserve and enhance natural areas and resources in Muscatine County for the use and benefit of the community;
- Preserve sufficient natural habitats in Muscatine County;
- Ensure the survival of native plants and animals;
- Acquire, develop and manage land for public hunting, fishing, camping and recreation
- Promote public appreciation and responsibility for the environment through education.

In 2015, Conservation Board Staff gave 575 programs to 10,844 people. Program participants ranged in age from toddler through senior citizens, with 70% of the programs were presented to children ranging in age from 18 months through high school. These programs include nature hikes, fishing, canoeing, kayaking, Native American games, eagle watching, survival, animals, archery, habitats, astronomy, geocaching, Monarch Butterfly rearing & tagging, butterfly gardening, fly tying, and storytelling.

There has been no formal study done on the usage at Deep Lakes Park, as currently there are no fee based activities occurring at the park. However, as amenities have been added to the park, a growing number of users have been observed. During periods of peak usage, the parking lots, including the 100+ car parking lot serving the swim beach, are often parked full. The completion of the Kent-Stein Park to Deep Lakes Park Trail this fall will further grow the number of people using Deep Lakes Park, as there will be a trail connecting the park to the urbanized area of the City of Muscatine.

### **Marketing**

Marketing of the attractions that will be created as part of the Pearls of Progress Project will be conducted, in part, by the Muscatine Convention and Visitors Bureau (CVB.) The CVB is primarily funded with an appropriation from the hotel/motel tax collected by the City of Muscatine. The City of Muscatine has dedicated 25% of hotel/motel tax receipts to the CVB. The CVB received an allocation of \$90,450.72 with Fiscal Year 2017's hotel/motel receipts. Muscatine County allocated \$1,000 to the CVB in Fiscal Year 2017. The CVB has one full time employee that is employed by the Greater Muscatine Chamber of Commerce and Industry.

Completion of The Pearls of Progress Project – has the potential to increase the number of visitors to Muscatine. The addition of the proposed attractions to Muscatine would be very beneficial to Muscatine's tourism efforts.

The CVB has established the following objectives related to promoting The Pearls of Progress Project and Muscatine in general. These objectives are:

- Offer support, in many different forms, for opportunities that have the potential to attract visitors from outside of the county and state.
- Enhance communication and outreach to stakeholders through regular site visits, hospitality meetings and information sharing, including distribution of industry e-newsletter, social media sites and other marketing opportunities.
- Distribute 2018 visitors' guides and supplemental print pieces that can also be accessed digitally.
- Strengthen our branding by redesigning the 2018 Muscatine Visitors Guide as well as supplemental print pieces. Muscatine is currently undergoing a branding initiative that will be instrumental in promoting Muscatine.
- Choose specific conferences, expos, and trade shows to attend.
- Cultivate, enhance and maintain partnerships with Iowa Tourism Office and other Iowa tourism groups to expand knowledge and build recognition.

### ***Economic Impact***

The Pearls of Progress Project will have a significant positive impact on the economy of Muscatine. The total project value is estimated at \$8,567,993. This is a major project for a community of Muscatine's size, and the community will benefit from the economic activity generated by this significant project. There will be only minimal new permanent jobs after construction is complete, three, part-time library jobs at the Musser Public Library and Community Center, and the City of Muscatine will increase the hours of part-time seasonal park and recreation staff. However, the community will be afforded a greater quality and variety of recreational and cultural amenities and activities with little change in the overall operations and maintenance budget. The Musser Public Library and HNI Community Center portion of the project will be a major catalyst for the revitalization of downtown Muscatine, a major economic development goal. The Pearls of Progress Project will also boost the economy of Muscatine as it makes it more attractive place for those traveling further than 50 miles to visit, and the improved quality of life makes it easier for local employers to attract and retain the employees they need to thrive.

The Pearls of Progress Project is designed to attract and serve two audiences. First of all, it is intended to enhance the quality of life in Muscatine, making it more attractive place to live and work. Area employer's recognize how crucial it is for their community to offer a quality of life that allows them to attract and retain the talent they need to sustain and grow their business. Pearls of Progress Project contains numerous elements designed to accomplish this goal. Secondly, the project will add to the existing attractions and help draw in more visitors.

The U.S. Travel Association reported that 2012 tourism in Muscatine County generated \$75.17 million in expenditures, employment for 660 people, \$3.84 million in state tax receipts and \$870,000 in local tax receipts. The Pearls of Progress Project will add to and enhance existing attractions leading to tourism having an even bigger positive impact on the Muscatine economy.

Muscatine sits at the junction of two trail systems that are federally recognized trails; the American Discovery Trail which crosses the nation from San Francisco to Delaware; and the Mississippi River Trail which runs along the Mississippi River from Minnesota to Louisiana. The Muscatine trail system is a recognized component of both of these trail systems. Construction of the Kent-Stein Park to Deep Lakes Park Trail in the summer of 2017 will complete Muscatine's portion of these national trails. In April of 2003, the Center for Transportation Research and Education at Iowa State University prepared the "Iowa's Mississippi River Trail Plan" for the Iowa Department of Transportation. The economic impact of the completion of the Mississippi River Trail within Iowa completed as part of this plan found that there will be an estimated \$18,500,000 in increased annual spending statewide by those traveling to use the trail. The Westside Trail will directly tie into this regional/national trail network, and will allow for all of Muscatine's recreational amenities and visitor attractions to be accessed by users of the national/regional trails, making more likely that such users will spend more time and money in Muscatine.

As amenities have been added to Deep Lakes Park, the number of users have grown substantially. The grassy dunes and the series of interconnected deep lakes make Deep Lakes Park stand out in eastern Iowa, giving Deep Lakes Park the potential draw in many more visitors of a greater variety from a much wider area and audience. The swim beach is unique to the local area with the nearest comparable facility located nearly 30 miles away in Scott County. The depth of up to 40 feet, and clarity with an average underwater visibility of 14 feet, of the lakes of Deep Lakes Park make them ideal for scuba diving. Currently, the nearest area comparable to dive that is open to the public and which has developed amenities is located in southern Wisconsin. Cabins for rent would also be a first of its kind in Muscatine County. Such cabins have proven popular in surrounding counties. The construction of cabins at Deep Lakes Park will also support activities at the Muscatine Soccer Complex, per year and Kent-Stein Park which together attracts over 200,000 visitors by offering those traveling to events there a place to stay that is only a 5-minute drive away and also directly connected via a multi-use trail.

A vibrant and lively downtown, which adjoins Muscatine's amenity rich riverfront, with many shopping and dining options is a key component to drawing more visitors to Muscatine. The establishment of the Musser Public Library and HNI Community Center as one the anchors of the downtown retail-commercial core is a key component of a larger effort to create a vibrant downtown which visitors will find attractive.

Pearls of Progress Project is a specific implementation strategy for achieving the vision contained with the Economic Development Chapter of the City of Muscatine Comprehensive Plan. This comprehensive plan was adopted in 2013. Key portions of the economic development plan contained within it as it relates to the Pearls of Progress Project as follows:

- **Goal ED.4: Economic Development That Enhances the Quality of Life in Muscatine and the Quality of Life in Muscatine That Promotes Economic Development:** Economic development will occur in a manner that enhances the quality of life in Muscatine and improvements to quality of life will promote successful economic development.
- **Policy ED.4.I:** Recognize the economic development benefits of city and private sector investments in urban amenities like arts and culture, open space and recreational facilities, and high quality urban design. Strengthening the City's assets in these areas as an explicit component of the City's economic development strategy.
- **Action ED.4.J:** Pursue joint ventures with private groups and individuals in developing cultural and recreational opportunities.
- **Goal ED.9: Retain Within the Muscatine Economy a Greater Percentage of the Wages Paid by Muscatine Employers:** Grow the Muscatine economy by retaining within Muscatine more of the wages paid by Muscatine business establishments. By increasing the percentage of those who work in Muscatine also living in Muscatine over the next decade a higher percentage of those dollars earned in Muscatine should be spent in Muscatine.

Pearls of Progress Project is a specific implementation strategy for achieving the vision contained with the Economic Development Chapter of the City of Muscatine Comprehensive Plan. This comprehensive plan was adopted in 2013. Key portions of the economic development plan contained within it as it relates to the Pearls of Progress Project are follows:

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- **Goal ED.9: Retain Within the Muscatine Economy a Greater Percentage of the Wages Paid by Muscatine Employers:** Grow the Muscatine economy by retaining within Muscatine more of the wages paid by Muscatine business establishments. By increasing the percentage of those who work in Muscatine also living in Muscatine over the next decade a higher percentage of those dollars earned in Muscatine should be spent in Muscatine.
- **Policy ED.9.A:** Recognize all the goals, policies, actions, and projects contained within the Comprehensive Plan intended to make Muscatine a more desirable place to live as critical implementation strategies to achieving the goal of increasing the percentage of the Muscatine workforce that reside in Muscatine.
- **Action ED.9.D:** Work with community partners to study to determine what factors causing some with jobs in Muscatine to decide to live outside the Muscatine area and commute into Muscatine on a regular basis.
- **Policy ED.9.A:** Recognize all the goals, policies, actions, and projects contained within the Comprehensive Plan intended to make Muscatine a more desirable place to live as critical implementation strategies to achieving the goal of increasing the percentage of the Muscatine workforce that reside in Muscatine.
- **Action ED.9.D:** Work with community partners to study to determine what factors causing some with jobs in Muscatine to decide to live outside the Muscatine area and commute into Muscatine on a regular basis.

- **Goal ED.16:** Seek development and/or revitalization of specifically targeted areas through partnerships with community stakeholders and by leveraging infrastructure improvements, aesthetic enhancements, incentives, and a review of land use regulations.
  - Downtown
  - Grandview Avenue Corridor
  - Park Avenue Corridor
- **Project ED.16.A:** Infrastructure improvement necessary to develop the plans developed under action ED.16.A.

Downtown libraries rank with retail and entertainment complexes as redevelopment anchors in cities across the nation of all size. This observation is supported by much research and the reason for this phenomenon is not complex. Libraries are a public space that is welcoming to everybody, and which offer something of interest for nearly all community members. When a library is established, foot traffic in surrounding area goes up, and the area becomes a livelier and more interesting space. Over the past five fiscal years, there were on average over 180,000 annual visitors to the Musser Public Library, a daily average of around 500 visitors. Relocating these visitors to the heart of downtown Muscatine's commercial-retail core will have a transformative effect on nearby retail and restaurant operation as foot traffic in the area will dramatically increase. The new library and community center will draw more visitors than the prior location because it will be able to offer more services and amenities and provide free off-street parking .

While the current library location is the downtown area, two factors keep it from stimulating surrounding businesses. The first is that the current library is served by a very limited number of metered on-street parking space. This discourages patrons of the current library from walking to nearby retailers and restaurants once they have finished their business at the library, thus dramatically cutting down on the spillover foot traffic from the library. The second factor is the land use near the current library location is comprised of high-density housing, offices, community service organizations, and government businesses. This type of land use does not encourage patrons of the library to extend their trip to downtown Muscatine by walking a short distance to a nearby destination. The new library and community location will serve as one anchor of the downtown retail commercial core along Second Street. Patrons at the library location will be far more drawn to the adjoining retailers and restaurants from this new location. This major increase in downtown activity will have a major revitalization effect on downtown Muscatine and will increase the overall quality of life in Muscatine .

The Musser Public Library and HNI Community Center is part of a much larger package of projects that have the goal of revitalizing downtown and enhancing the quality of life in Muscatine. These projects include the Mississippi Drive Corridor Project, the Merrill Hotel and Convention Center, the 2nd Street Enhancement Project, the creation of a new Riverfront Master Plan, and HNI's improvements to its downtown campus. These other projects and their relationship to the Pearls of Progress Project are discussed in depth in Tab G.

As is made clear in the Comprehensive Plan, the Muscatine community recognizes that improvement to the quality of life is essential to the economic health of Muscatine. The projects that comprise the Pearls of Progress Project were chosen because they represent the best current opportunities to improve the quality of life in Muscatine.

The construction of the Westside Trail and Muscatine Community Dog Park are needed to provide recreational amenities demanded by the community. There is a growing consensus that an off-leash dog park is a vital and necessary part of a community's recreational and wellness infrastructure. The first off-leash dog park in the United States opened in 1979. Since then, the growth rate in the number of off-leash dog parks has exceeded the overall growth rate of parks by tenfold. There are now over 2,900 off-leash dog parks in the United States with nearly 50% of jurisdictions that operate park facilities having an off-leash dog park. In recent years numerous off-leash dog parks have been built in communities across eastern Iowa including Iowa City, Davenport, Bettendorf, Burlington, Clinton, and Cedar Rapids. A growing demand for an off-leash dog park has been expressed by the Muscatine community in recent years. During public participation process in creating the City of Muscatine Comprehensive Plan, the need for a dog park was the most frequently received public request. A comprehensive and complete trail network is the recreational amenity the residents most demand to be added to Muscatine in order to provide the desired quality of life. Construction of the Westside Trail is a vital component in creating this comprehensive and complete trail network.

The Musser Public Library and HNI Community Center will result in the addition of two new maintenance positions and one custodial position. All three positions will be for 25 hours per week. The maintenance position will pay \$19.11 per hour, and the custodial position will pay \$15.77 per hour. Benefits include IPERS, paid vacation and holiday pay. These City of Muscatine employees are eligible to participate in the flex spending program, the wellness program, and the deferred compensation plan. There is no health insurance offered with these part time positions.

## ***Leveraged Activity***

The Pearls of Progress Project is just one part of a much larger and ongoing effort to make Muscatine a better place to live, work, play, and do business. All four component projects of the Pearls of Progress Project, leverage past, present, or planned community improvement projects. They are also all part of various multi-phased development plans. This leveraged approach ensures the greatest benefit to the community for dollars invested in these projects, and will in turn stimulate additional projects and activities, both public and private, that will enhance Muscatine.

The Musser Public Library and HNI Community Center is part of a much larger package of projects that have the goal of revitalizing downtown and enhancing the quality of life in Muscatine. These projects include the Mississippi Drive Corridor Project, a railroad quiet zone, the Merrill Hotel and Conventions Center, the 2<sup>nd</sup> Street Enhancement Project, and HNI’s improvements to its downtown campus. Taken all together these projects represent more than \$100 million investments in the downtown/riverfront area. The Pearls of Progress Project supports these investments.

During the period of 2012 – 2016, HNI Corporation invested \$51 million dollars in a portion of their downtown campus. A new manufacturing plant was constructed and equipped with state of the art, advanced manufacturing equipment. An existing HNI, 3 story 85 year old manufacturing facility, vacated by the building of the new manufacturing plant, was completely restored to become a new HNI Corporation headquarter facility and engineering product development and innovation center. Some additional HNI facilities were demolished and the downtown campus was completely re-landscaped to offer an attractive new gateway to downtown Muscatine. As a result of this investment, HNI Corporation gifted their existing \$5 million headquarter facility to the City of Muscatine to become the new Musser Public library and HNI Community Center.



New HNI Corporation Headquarters Building in Downtown Muscatine

The new library and community location will serve as one anchor of the downtown retail commercial core, Merrill Hotel and Convention Center which currently is under construction at the intersection of Mississippi Drive and Chestnut Street at the other end of the downtown retail commercial core, will serve as the other anchor. These two anchors will significantly enhance the downtown retail commercial core, by drawing both local and non-local visitors; the spillover will greatly stimulate the growth of nearby retailers and restaurants.



Rendering of Compel Merrill Hotel and Convention Center

The Merrill Hotel and Convention Center will be a four-star boutique hotel featuring 122 guest rooms, extended-stay rooms, and a three-bedroom presidential suite as well as 12,732 square feet of conference space that caters to groups of 5 to 377. Included in the conference room square footage will be a 6th floor ballroom with reception and large balcony overlooking the river, which will take optimal advantage of Mississippi River views. Parking will be accommodated in an estimated 150 space parking garage located next to the hotel. This \$42,000,000 project will be completed toward the end of 2017.

The Merrill Hotel and Convention Center will also be a key tourist amenity, and one that will be helped by completion of Pearls of Progress Project. Currently no lodging is available in the downtown area. All other motel/hotel rooms in the Muscatine area are currently located within close proximity to the US 61/Highway 38 intersection on the northeast side of Muscatine, well away from all of Muscatine recreational and cultural attractions. Once open, the hotel will employ approximately 70 individuals and will bring approximately 80+ visitors to Muscatine’s downtown area daily, \$2.56 million in labor income, and \$847,789 in property, hotel/motel and local option sales taxes. Over a 10-year span, the total economic impact of the project on Muscatine County is predicted to be approximately \$31 million.

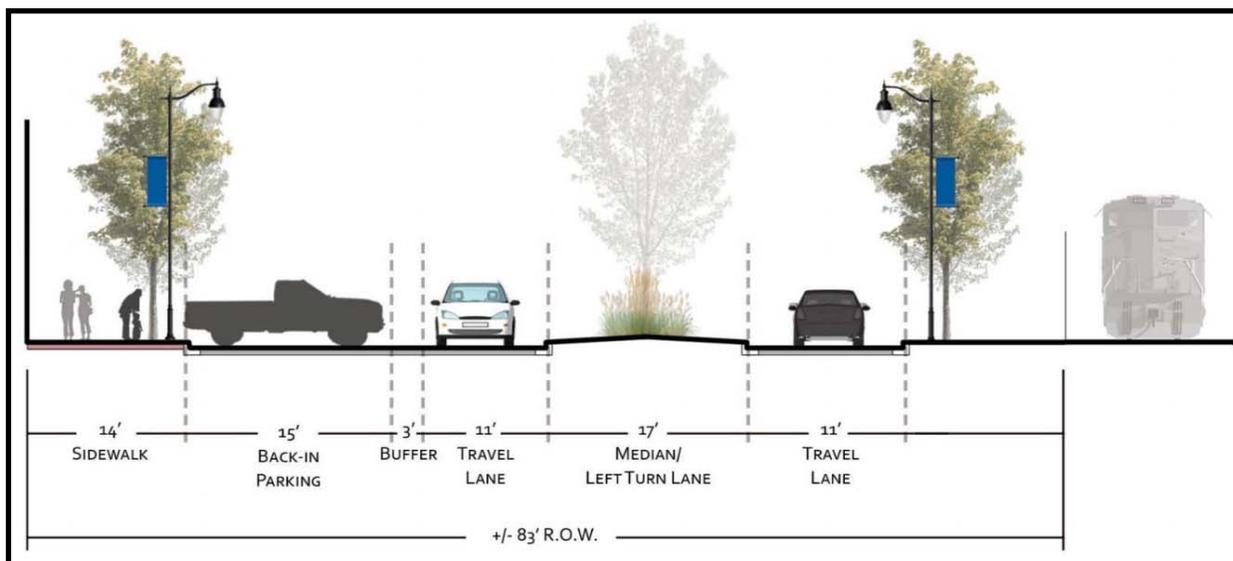


Merril Hotel and Convention Center (July of 2017)

The Mississippi Drive Corridor is a 1.6 mile segment of former state highway that runs through downtown Muscatine. Prior to the opening of the U.S. 61 Bypass in 1984, the corridor was part of U.S. 61. After the opening of the Bypass the corridor was re-designated as Business U.S. 61/State Highway 92 and remained under the jurisdiction of the Iowa Department of Transportation. In 2014 the Iowa Department of Transportation transferred jurisdiction of the Mississippi Drive Corridor to the City of Muscatine.

Mississippi Drive runs through the heart of Muscatine dividing the downtown from the riverfront. The Mississippi Drive Corridor Project fronts the site of the Musser Public Library and HNI Community Center on two sides by the. Like many communities across the U.S., the last sixty years of auto-centric transportation planning have caused Muscatine to turn its back on the riverfront. To add to the complexity, the railroad further divides Muscatine’s downtown and riverfront. In addition, the railroad will be raising their tracks a foot due to the river flooding patterns, which will cause a significant grade change at the existing railroad track crossings. The City has positioned itself to leverage both of these changes as opportunities to envision and transform the Mississippi Drive Corridor in support of the community. Additional on-street parking is desired on the corridor serving as a traffic-calming tool to make the street pedestrian friendly.

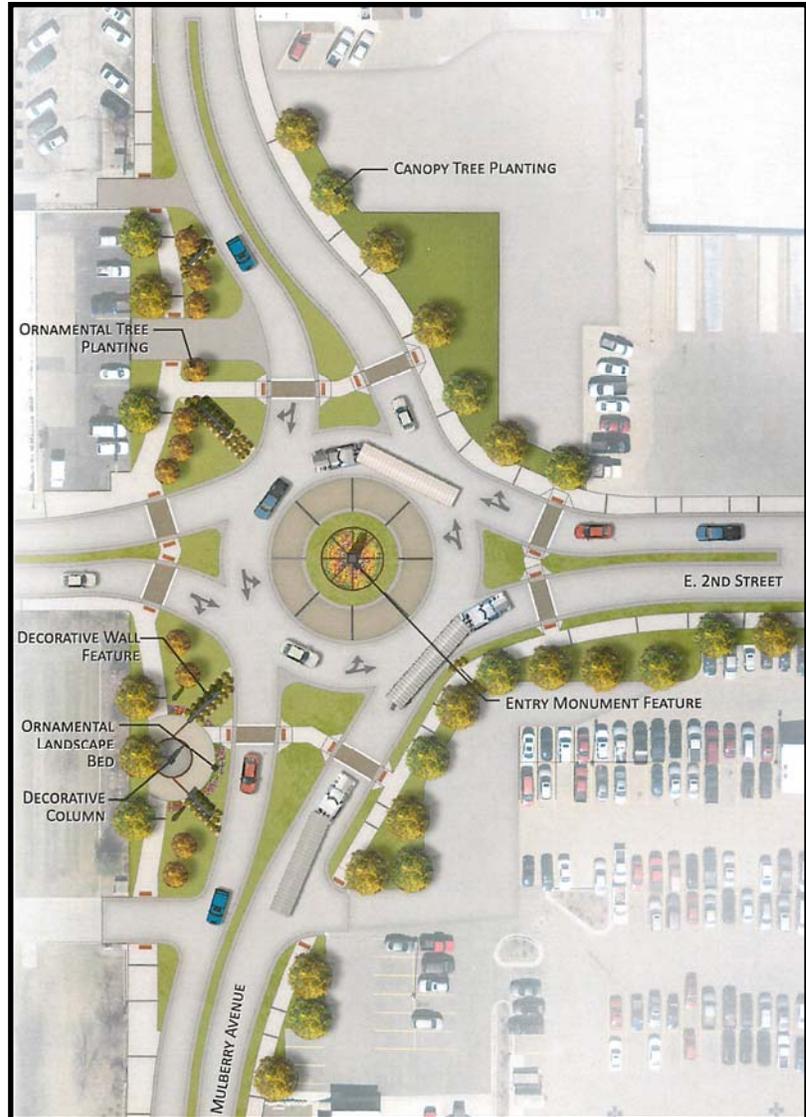
The railroad only allows four crossing points to access the river—two are open to all modes of transportation at Cedar Street and Iowa Avenue. The crossings at Sycamore Street and Chestnut Street are pedestrian/bike crossings. These are key locations where new innovative tools should be applied to enhance the safety and efficiency for all roadway users while optimizing public access to the riverfront. Transforming Mississippi Drive Corridor will serve as a catalyst for enhancing economic development, quality of life, community health and well-being.



Mississippi Drive Corridor Project Design Profile through Downtown Muscatine

As part of the Mississippi Drive Corridor Project, the Mulberry Avenue/2<sup>nd</sup> Street intersection, the Musser Public Library and HNI Community Center will be located on the southwest corner of this intersection, will be reconstructed as a roundabout. This roundabout includes provisions for an entry feature monument, this in conjunction with the new library and community center creates an opportunity to create a truly welcoming entry gateway into the retail commercial of downtown Muscatine.

The Mississippi Drive Corridor Project will be the largest single public works project ever undertaken by the City of Muscatine. Ground was broken on this project in the spring of 2017, with completion being targeted for the end of the 2018 construction season.



Design for Mulberry Avenue/2nd Street Intersection

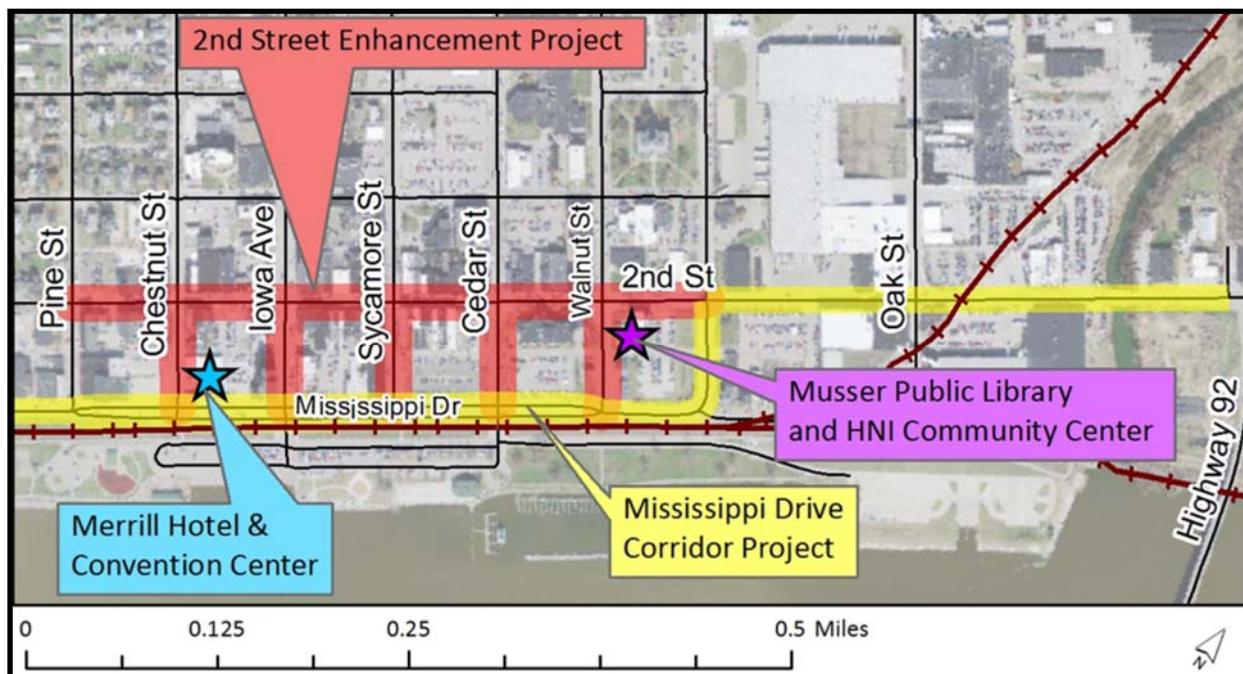


Mississippi Drive Under Construction in July of 2017

In conjunction with the Mississippi Drive Corridor Project, a railroad quiet zone encompassing six rail crossings in the downtown area. The 24-hour noise from train horns operating along the tracks that parallel Mississippi Drive has long been disruptive to those living and doing business in downtown Muscatine. The train horns affect as much as one-third of Muscatine’s population and lowers property values for up to 5 blocks from the tracks. The quiet zone will scale approximately one mile in parallel to the Mississippi Drive Corridor Project. The quiet zone improvements, which are being funded by a privately funded with up to \$1 million, will address this issue and should be in place at the end of 2017. The Musser Public Library and HNI Community Center will greatly benefit from the establishment of the quiet zone, as it is located approximately 500 feet from a rail crossing currently at which train horns are frequently sounded.

The 2<sup>nd</sup> Street Enhancement Project, with an estimated cost of \$375,000, will be undertaken after the completion of the Mississippi Drive Corridor Project. With the completion of this project all four of the streetscapes bordering the Musser Public Library and HNI Community Center will have been upgraded and enhanced. The project is composed of the enhancement of 2nd Street between Pine Street and Mulberry Avenue and the 100 block of Pine St, Chestnut St, Iowa Ave, Sycamore St, Cedar St, and Walnut St, using the design principles established in the Mississippi Drive Corridor Project. Components of this project will include: repair and replacement of sidewalks; installation of ADA ramps; upgraded and resized tree planters; tree plantings; improvements to pedestrian crossings; upgrades signage; and other streetscape enhancements

This project will assist in the revitalization of Downtown Muscatine by leveraging off the completed Mississippi Drive Corridor. The need for improvement to the downtown 2nd Street streetscape has been a long-identified community need. This project will extend the design principles established with the Mississippi Drive Corridor project to 2nd Street. This will create an attractive and coherent downtown streetscape.



Projection Locations

By the end of the 2018 construction season the following downtown projects will largely be complete The Peals of Progress Project, the Mississippi Drive Corridor Project, the railroad quiet zone, the Merrill Hotel and Conventions Center, the 2<sup>nd</sup> Street Enhancement Project, and HNI’s improvements to its downtown campus. The successful completion of these projects will give the community the momentum to undertake a major upgrade to the portions of the Mississippi Riverfront which adjoin the downtown. This vision for a riverfront, which both improves the quality of life in Muscatine and will be an attraction to visitors, was set forth in the updated Riverfront Master Plan which was finalized in June of 2016. Success of the Pearls of Progress Project will greatly help implementation of the updated Riverfront Master Plan. The next steps in the successful implementation of the Riverside Park Master Plan Update is for the City to start identifying special interest groups and/or committees that will be responsible for raising money, identifying priorities, and the overall implementation of the plan’s updates.

The overarching goal of updating the Riverside Park Master Plan Update has been to identify the community’s shared vision for the next evolution of the park, and to craft a means for achieving that vision. In 1997, the Consensus Plan Mississippi Riverfront Study was adopted by the City of Muscatine, Iowa. The purpose of this 2017 Plan Update was to update the 1997 Mississippi Riverfront Plans. Now, twenty years later, the City of Muscatine has successfully implemented the majority of the elements described in the original master plan. Implementation of this plan will continue to leverage the riverfront as an asset, helping to promote Muscatine’s downtown as an opportunity for investment.

- Creating a performance/entertainment venue within the park.
- Developing a destination public gathering place at the former boat landing.
- Creating a destination for Mississippi Riverboat Cruises.
- Opportunities for food and beverage options along the Mississippi River.
- Increasing riverfront amenities.
- Increasing and improving pedestrian connectivity.

The Master Plan which was finalized in June of 2017, after a process of substantial public and stakeholder input, contains over 30 individual elements, with the following being the elements that will most increase the draw of the Muscatine Riverfront/Downtown to attract visitors from outside the area.

**Amphitheater and Plaza and Lawn** – A Tensile structure roof, with dual facing plazas for both large and small events. Small plaza backdrops existing athletic courts. The smaller plaza is an ideal location for outdoor classrooms or small gatherings. Integral to the overall design of the amphitheater is the ability to house the Muscatine Symphony by being able to hold up 75 musicians.

**Riverboat Cruise Dock and Gangway** - This dock is a vital component to increasing economic value within the park and Muscatine. By making Muscatine a stop for cruise boats, tourists will depart and arrive through Downtown Muscatine and Riverside Park. The location of this dock is strategically placed to entice passengers to explore Downtown Muscatine and Riverside Park. Tour buses have ample room to stage passengers in the parking lot as they board or disembark.

**Transient Boat Dock** - Provides room for large transient boats traveling the river. Boats could range from 30-60 feet long. In addition to boat dockage, this dock creates yet another opportunity for users to interact with the Mississippi River.

**Public Scalloped Terrace** - Multiple terraces overlapping each other. Offers users an experience of exploration as they make their way to the river. Curved planters help to mitigate the forces of flood waters against the shore and help to create open views not impeded by railings. Perched wetlands allow vegetation to thrive along the waters edge despite river fluctuations. These wetlands also help to deter people from falling in or accidentally entering the river.

**Beer Garden Venue** - Public/Rentable Space - A dedicated area within Riverside Park to enjoy food and beverages surrounded by picnic tables, lights and games. A new pile supported dock creates additional space on the river for the beer garden and outdoor entertainment. Area provides additional transient boat parking, or as a programmable barge dock. This beer garden has the potential to be an economic resource for the city through the operation of profit sharing and long-term lease agreements. Two large ramps on either end will continue to allow vehicle/bicycle/pedestrian access to the river's edge, making this an ideal venue for ending of RAGBRAI.

Excerpts from the plan that depict all proposed elements of the Riverside Park Master Plan can be found on pages 119 through 127.

Currently, there are two disconnected trail networks in Muscatine. The first is the 3.5 mile system located in northwest Muscatine, which is comprised of trails maintained by the City of Muscatine, the Muscatine County Conservation Board, and the Muscatine Community YMCA. The second is an approximately 10-mile trail stretching from Deep Lakes Park along the Mississippi River through downtown Muscatine to the eastern terminus at Solomon



Kent-Stein Park to Deep Lake Park Trail. Under Construction

Road just east of the Muscatine city limits. The Westside Trail will not only link these two trail networks into a single community-wide trail, but it will also strengthen the trail network. The City of Muscatine is currently constructing the Kent-Stein Park to Deep Lake Park Trail. The construction of this 4.5-mile trail will reach completion in October of 2017. Upon completion of this trail, the Westside Trail is the next logical expansion of the Muscatine trail network, as is envisioned in the City of Muscatine Comprehensive Plan. Both the Westside Trail and the Kent-Stein Park to Deep Lake Park Trail will begin at the western terminus of the Riverfront Trail within Kent-Stein Park. This is an ideal location for such a major junction in the trail network.

The Muscatine Community Dog Park will be an entirely new type of recreational amenity in Muscatine, creating the opportunity for physical activities that do not currently exist. The proposal for the Muscatine Community Dog Park is envisioned as the initial phase of what is ultimately desired. It is anticipated that a future phase will significantly enhance this



Kent-Stein Park to Deep Lake Park Trail. Under Construction

park. The Muscatine Community Dog Park will also benefit from very close proximity to the Muscatine Canine Activity Center, a non-profit indoor facility that is used for dog shows, training activities, and other events.

The proposed dog park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail. The dog park is also connected directly to this junction by a one-mile loop trail that runs on the west side of Houser Street around City-owned property that includes the Dog Park, a native prairie planting, the compost site, the Muscatine Transfer Station, and the Muscatine Slough. The ability for the parking lot, drinking fountains, etc. to also serve a trailhead provides substantial savings over the cost of separately developing such facilities for each of the three projects, and provides a much better return on the dollars invested for these establishments.

The siting of the Muscatine Community Dog Park has directly lead to the creation of the Houser Pollinator Park. When the City Council dedicated six acres of City owned land previously leased out for agricultural purposes, it left an additional eight acres of formerly farmed land with no designated use. The Houser

Pollinator Park a joint project between the United States Fish and Wildlife Service and the Muscatine Pollinator project launched a project in 2017 to plant this former agricultural field with diverse, native pollinator seed mixes. This seed mix will provide host plants and nectar sources for an array of pollinators to include butterflies, moths, beetles, bees, and bats while also providing food and shelter for birds and mammals, and other species. Native bees and the monarch butterfly, which have seen recent population declines, will benefit greatly from



Houser Pollinator Park

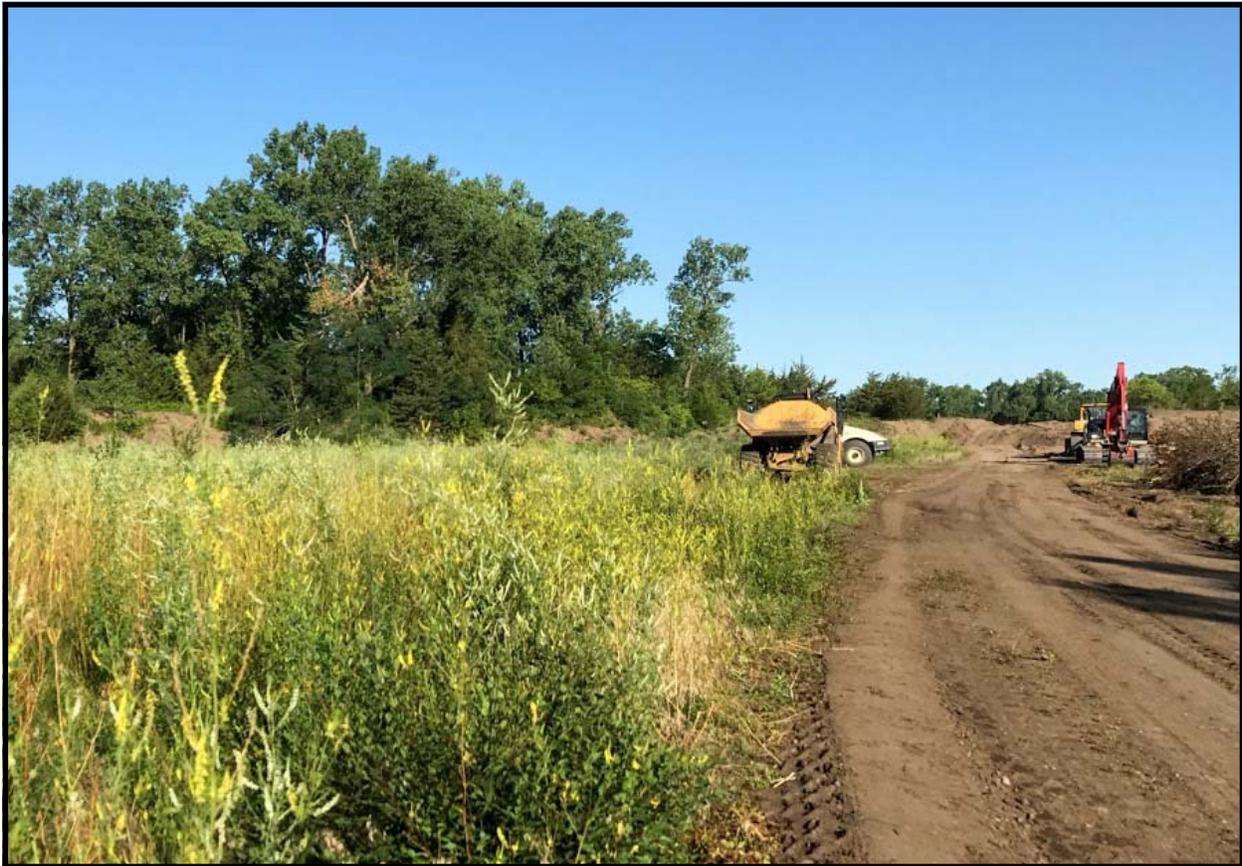
this restored habitat. In addition to providing critically-needed pollinator habitat, this site will function as an outdoor classroom to demonstrate the importance of pollinators in the landscape. Over time, and with proper management, this diverse prairie will provide structural heterogeneity across the project site and provide a collectable seed source for dispersal to other areas. returning degraded landscapes to healthy, diverse ecosystems through ecological restoration.



Trail in the Houser Pollinator Park

Currently the operations and maintenance of Deep Lakes Park is paid for entirely by the Muscatine County Conservation Board’s general fund as there is currently no user fee associated with the park. The construction of the four cabins that are being proposed as part of the Pearls of Progress Project would increase the operation maintenance costs of Deep Lakes Park by an estimated \$16,000 per year. Project revenue from cabin rental fees is projected at \$48,000 per year. The creation of a revenue stream will help the County Conservation Board operate and maintain existing improvements to Deep Lakes Park as well as making it easier to make more of the improvements called for in the Deep Lakes Park Master Plan.

The construction of cabins at Deep Lakes Park will also support activities at the Muscatine Soccer Complex and Kent-Stein Park. which together attracts over 200,000 visitors per year, by offering those traveling to events there a place to stay that is only a 5-minute drive away and also directly connected via a multi-use trail.



Kent-Stein Park to Deep Lake Park Trail. Under Construction near the Site of the Deep Lakes Park Cabins



















**Matching Funds**

<i>Match Item</i>	<i>Amount</i>	<i>Percent Match</i>	<i>Page</i>
<b>Musser Public Library &amp; HNI Community Center</b>			
Value of the Donated Building	\$4,860,000		130-161
Roy J. Carver Charitable Trust Grant	\$550,000		129
Library Trust	\$100,000		162-163
Library Technology Fund	\$30,000		178-179
City of Muscatine	\$200,000		178-179
<b>Subtotal</b>	<b>\$5,740,000</b>	<b>93.9%</b>	
<b>Muscatine Community Dog Park</b>			
Value of to be donated land	\$274,428		171-174
City of Muscatine	\$100,000		178-179
Site design	\$5,000		175
COMP Cash on Hand	\$6,207		175
<b>Subtotal</b>	<b>\$385,635</b>	<b>74.6%</b>	
<b>Westside Trail</b>			
Federal TAP Funds	\$505,000		164-170
City of Muscatine	\$100,000		178-179
Route Study	\$20,000		178-179
<b>Subtotal*</b>	<b>\$625,000</b>	<b>78.5%</b>	
<b>Deep Lakes Park Cabins</b>			
Funds Committed by the Muscatine County Conservation Board	\$500,000		176-177
<b>Subtotal</b>	<b>\$500,000</b>	<b>50.0%</b>	
<b>Total</b>	<b>\$7,250,635</b>	<b>85.0%</b>	

Matching funds



Roy J. Carver Charitable Trust

202 Iowa Avenue • Muscatine, Iowa 52761-3733

563/263-4010 • Fax: 563/263-1547

www.carvertrust.org

April 21, 2017

Ms. Pam Collins  
Director  
Musser Public Library  
304 Iowa Avenue  
Muscatine IA 52761

Grant #17-4943

Dear Pam:

On April 21, 2017, the Board of Trustees of the Carver Charitable Trust met and considered your request of \$550,000 to assist with relocation of the library. I am pleased to inform you that your application was approved in the amount requested.

In order to receive the grant, it is necessary to have the appropriate signatures on both copies of the enclosed AGREEMENT OF GRANTEE form, which stipulates the legal and reporting requirements. Once the forms have been completed, **immediately return a copy via fax at 263-1547**, and then later mail the original to this office. A copy of this document should be retained for your files.

Assuming receipt of the signed AGREEMENT by **Wednesday, April 26<sup>th</sup>**, we intend to pay the grant in full at the end of April 2017. Please contact us promptly if you have any questions.

An interim report, describing the progress of the project and related expenditures, will be due no later than May 15, 2018. We ask that you refer to the above grant number in any future correspondence concerning this award.

Congratulations on your grant award and best wishes for success as you prepare to undertake this initiative.

Sincerely,

Troy K. Ross, Ph.D.  
Executive Administrator

Enclosure: Agreement of Grantee (2)

lbn

**REAL PROPERTY CHARITABLE DONATION AGREEMENT**

This Real Property Charitable Donation Agreement (this “Agreement”) is made and entered into as of August 25, 2016 (the “Effective Date”), by and between **HNI CORPORATION**, an Iowa corporation (the “Company”) and the **CITY OF MUSCATINE**, Iowa (the “City”) with respect to a charitable donation as described herein (the “Contribution”). The purpose of this Agreement is to set forth the terms and conditions pursuant to which the Company shall provide and the City shall receive the Contribution.

**Background**

The City is a political subdivision or governmental unit for the purposes of Section 170(c)(1) of the Internal Revenue Code of 1986, as amended (the “Code”). The Company desires to support the City through its Contribution for use exclusively for public purposes.

The parties hereto agree as follows:

1. Contribution

- a. The Company shall donate to the City the real property described on Exhibit A hereto, consisting of a parcel of land of approximately 2.4 acres and all buildings and improvements situated thereon, subject to the terms and conditions of this Agreement (the “Real Property”).
- b. The Company shall donate to the City the personal property described on Exhibit B hereto (the “Personal Property”).

2. Settlement

- a. The Company shall deliver to the City a current abstract of title showing marketable title to the Real Property in conformity with this Agreement and with the land title examination standards of the Iowa State and Muscatine County Bar Associations.
- b. Settlement and delivery of possession of the Real Property will occur on or before December 5, 2016 (“Settlement”). Settlement will be held at the offices of the City. The Company and the City will cooperate on preparing documents and inspections. At Settlement, the Company will deliver to the City a corporate warranty deed to the Real Property and a bill of sale to the Personal Property in form and manner satisfactory to both parties.
- c. If the Company determines Settlement can be earlier, the City will accommodate and accept the earlier date.
- d. Real property taxes on the Real Property will be prorated as of the close and Settlement based upon the latest available tax information.

- e. All risk of loss for the Real Property and the Personal Property will remain with the Company until Settlement.

### 3. Representations and Warranties

- a. The Company represents and warrants as follows:
  - i. It has good and marketable title to the Real Property free from all mortgages, security interests or other encumbrances; and
  - ii. It will deliver the Personal Property free and clear of any lien or encumbrance.
  - iii. The ground water remediation on Lot 1 has reached "no further action" status, and written confirmation of such status from the Iowa Department of Natural Resources is pending. There is a monitoring well on Lot 1, and there will be a recorded prohibition of using ground water from Lot 1 for any purpose. With those exceptions, the Company will deliver to the City at the Settlement a Groundwater Hazard Statement that there are no known wells, hazardous waste disposal sites, hazardous waste, or underground storage tanks on the Real Property. The Company will share with the City, at the City's request, all records of historical remediation activities with respect to the Real Property, all of which have been completed.
  - iv. There is no suit, action, arbitration, legal, administrative or other proceeding or inquiry pending or threatened against the Real Property or any portion thereof, or pending or threatened against the Company which could affect the Company's title to the Real Property or any portion thereof, or subject an owner of the Real Property, or any portion thereof, to liability.

- b. The City represents and warrants as follows:

- i. It is a governmental unit or political subdivision for the purposes of Section 170(c)(1) of the Code, and the Contribution will be tax deductible by the Company; and
- ii. The City has full authority and power to enter into this Agreement, and when signed, it shall be a valid obligation of, and enforceable against, the City.

### 4. Additional Agreements and Covenants

- a. The City shall use the Real Property and the Personal Property exclusively for the following public purposes:

- i. A community center and meeting place
  - ii. The public library for the City of Muscatine and surrounding areas
  - iii. If due to changed circumstances it is impracticable to carry out the above purposes, the Real Property will be used for purposes as nearly akin to the original purpose as possible
- b. The City shall name the primary building on the Real Property the “HNI Community Center”, which shall not be changed without the written approval of an authorized officer of the Company.
- c. The City shall name the public library housed within the HNI Community Center the “Musser Public Library”; provided, however, that the City may change the name of the public library with appropriate City Council approval.
- d. Additionally, the City agrees to permit the Company to name up to five (5) areas or rooms within the HNI Community Center/Musser Public Library of the Company’s choosing.
- e. The community center concept will require the City to permit substantial use of the building for community gatherings and functions, including meeting space for nonprofit and community organizations.
- f. The City agrees to maintain the Real Property in excellent condition, which shall among other things mean maintaining a clean building exterior and maintaining the landscaping and grounds free of weeds and in a neat fashion. If, in its sole discretion, the Company determines the City has failed to meet its obligations under this Section 4(f), the Company shall notify the City of its determination in writing. If the City has not corrected the failure within 30 days after the date of such notice, the Company may, but shall not be required to, take all steps it deems necessary or advisable to provide such maintenance or undertake the work of making an improvement, and the City agrees to reimburse the Company for any expenses, fees or other costs reasonably incurred in providing such services.
- g. The City agrees to cooperate with the Company to complete any documentation or additional paperwork necessary or helpful to assist the Company in documenting its gift or to make a filing with any government entity or regulator. In the event the tax deductibility of the Contribution is challenged, the City agrees to provide reasonable assistance to the Company in contesting the unfavorable determination or ruling.
- h. From time to time, and upon reasonable request, the City will permit the Company and its employees to use parking spaces on the Real Property.

5. Disclosure of Gift. The Parties acknowledge that certain state or federal laws now or in the future may require the Company to disclose information on donations provided to charitable entities. The Company may report information about the Contribution provided under this Agreement, as required by law. Once reported, such information may be publicly accessible. Notwithstanding any other provision in this Agreement, the City understands and agrees that the Company reserves the right to post on a website accessible to the public, information regarding funding under this Agreement, whether or not required by law, including the identity of the City, the value of the Contribution, and the purposes for such Contribution, and other information as the Company determines is appropriate.
6. No Assignment. Neither party may assign, directly or indirectly, by operation of law, change of control or otherwise, this Agreement or any rights or obligations hereunder, without the prior written consent of the other party.
7. No Third Party Beneficiaries. This Agreement inures to the benefit of the City and the Company only, and no third party shall have any rights under it, except as expressly provided herein.
8. Amendment; Entire Agreement. This Agreement may not be amended other than by a writing signed by authorized representatives of both parties. This Agreement represents the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior oral or written agreements, understandings or arrangements.
9. Survival. This Agreement, each of its provisions and all representations, warranties, covenants and agreements in this Agreement will survive the closing and the Settlement and shall not merge in any instrument conveying title to the City.
10. Governing Law. This Agreement is governed by the internal laws of the State of Iowa.
11. Right to Inspect Property. In addition to examining the abstract, as part of its due diligence, the City may require and/or conduct inspections, tests, and studies with respect to the physical and environmental condition of the Real Property. The City and its consultants, agents, engineers, inspectors, contractors, and employees must be given reasonable access to the Real Property for the purpose of performing such due diligence. The City shall not conduct any intrusive or destructive inspections or borings without the Company's prior written consent, which consent shall not be unreasonably withheld. The City's due diligence shall not interfere with the Company's business operations.

# Tab H – Matching Funds

## The Pearls of Progress Project

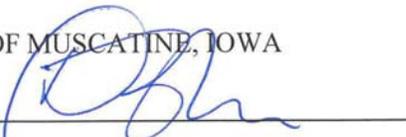
(HNI Building Donation)

IN WITNESS WHEREOF, the parties have signed and thereby caused this Agreement to be duly executed effective as of the date written above.

HNI CORPORATION

CITY OF MUSCATINE, IOWA

By: 

By: 

Name: GARY L. CARLSON

Name: Diana Brodersen

Title: V.P. Community Relations

Title: Mayor

Date: 8/30/2016

Date: August 25, 2016

M00003\2900\Headquarters Donation Agreement

**EXHIBIT A TO  
REAL PROPERTY CHARITABLE DONATION AGREEMENT**

Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 and the former public alley in Block 15 of the City of Muscatine, Muscatine County, Iowa, EXCEPT the parts of Lots 4 and 5 conveyed to the State of Iowa by Warranty Deed recorded in Book 193 of Lots, page 8, in the Muscatine County Recorder's office, subject to all easements, restrictions, and covenants of record.

M00003\2963\Exhibit A to Charitable Donation Agreement

**EXHIBIT B TO  
REAL PROPERTY CHARITABLE DONATION AGREEMENT**

The following list of personal property is an estimate. HNI Corporation is finalizing the list of furniture items with Musser Public Library and City staff. Some changes and additions may occur. A final list will be provided on or before the settlement as identified in 2b.

- Board room furniture – table, 20 high back leather chairs
- Conference and collaboration room furniture for 6 meeting rooms
- Reception desk, chair, and vestibule seating consisting of couch and 2 upholstered chairs
- Commons collaboration furniture consisting of 5 tables, 40 chairs, 6 upholstered chairs, table and upholstered booths with seating for 8
- Pantry furnishings and Café furniture consisting of table, 10 chairs, refrigerator, freezer, dish washer, and microwave ovens
- Complete suites of office furniture for 7 offices consisting of desk, storage, shelving, office chair and side chairs
- 18 lateral wood storage cabinets
- Miscellaneous collaboration tables, chairs, work stations, storage cabinets, and filing cabinets



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2028 East 38<sup>th</sup> Street, Suite 1 | Davenport, IA 52807  
Ph: (563) 355.6606

October 20, 2016

Mr. Steven Bradford  
Senior Vice President  
HNI Corporation  
408 East 2<sup>nd</sup> Street  
Muscatine, IA 52761

Re: Restricted Appraisal Report of Market Value  
of the HNI Corporation property, 408 East 2<sup>nd</sup>  
Street, Muscatine, IA.

Mr. Bradford:

As requested, I have completed an appraisal of Market Value of the above reference property. This is a **Restricted Appraisal Report**, in conformance with Standard 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP).

The scope of work includes a Highest and Best Use analysis, and limited Sales Comparison and Income Approach analyses, to develop a value estimate for the subject. The appraisal was prepared after an inspection of the site and the interior and exterior of the building, as well as an analysis of sales and lease data and other factors deemed pertinent. Local market data used was independently researched by the appraiser. The sales and lease data was researched, inspected, and confirmed by the appraiser.

The report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of USPAP. It presents a limited discussion of the data, reasoning, or analyses that were used in the appraisal process to develop the opinion of value. All of the information necessary to understand the opinions is included in the report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below.

**The appraiser is not responsible for unauthorized use of this report. The limiting conditions and attached certification are considered integral parts of this report.**

The purpose of the appraisal is to estimate the Market Value as defined by The Appraisal Foundation in its Uniform Standards of Professional Appraisal Practice and 12CFR 34.42. The interest valued is the **Fee Simple Interest**. The intended user is restricted to the client and their representatives. The intended use is to estimate a value for a real estate donation.

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APPRAISAL CONSULTANTS  
Roy R. Fisher, Sr., Founder 1890-1978 | Edmond C. Fisher, MAI, SREA  
Kevin M. Pollard, MAI | David Mark Nelson | Jordan D. Maus

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HNI Corporation Property - page 2

The **effective date of value** is October 14, 2016, the inspection date. The report date is October 20, 2016.

Title to the property is held by HNI Corporation. My research has revealed no sales of the subject in the five years prior to this report’s effective date.

The **legal description** is: Lots 1 - 10 and a 20’ wide alley, Block 15, City of Muscatine. The Muscatine County Assessor parcel numbers are 08-35-482-007, -010, and -013. Assessment information is below.

Real Estate Assessment and Taxes												
Tax ID	Assessment		Land	Improvements	Total	Rollback	Taxable Value	Taxes Due Year	Tax Rate	Tax Rate Per	Gross Taxes	Net Taxes
	Year											
08-35-482-013	2016		\$137,280	\$658,130	\$795,410	90%	\$715,869	2016-2017	\$40.65482	\$1,000	\$29,104	\$2,908
08-35-482-010	2016		\$123,750	\$22,780	\$146,530	90%	\$131,877	2016-2017	\$40.65482	\$1,000	\$5,362	\$536
08-35-482-007	2016		\$36,010	\$0	\$36,010	90%	\$32,409	2016-2017	\$40.65482	\$1,000	\$1,318	\$132
Totals			\$297,040	\$680,910	\$977,950		\$880,155					\$32,208

Notes: The state legislature passed a property tax rollback for commercial properties, lowering the taxable value to 90% of assessment for 2014 and subsequent years. This also includes a tax credit. The subject received a combined credit \$3,576 on their 2015 taxes. The 2016 assessed values are unchanged from 2015.

The value estimate herein is based upon the assumption that there are no hazardous materials present.

A portion of the subject along Mississippi Drive is in Zone “AE”, which is a special flood hazard area subject to inundation by the 1% annual chance flood (a copy of the flood map is included in the Addenda).

The subject is not currently listed for sale. Based on the comparables available, I estimate **marketing and exposure times** of 12 months.

The real estate appraised is along the south side of East 2<sup>nd</sup> Street, between Mulberry Avenue and Walnut Street, in downtown Muscatine. It consists of a 99,330± sq.ft. site, improved with a 27,457± sq.ft. one/three-story office building constructed in 1930, with additions in 1962 and 2005. The building is currently owner-occupied.

After the 2005 renovations were completed, it received a silver LEED rating from the U.S. Green Building Council. The development was renovated to meet LEED (Leadership in Energy and Environmental Design) standards in six categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design. All LEED-certified projects must meet minimum prerequisites in erosion control, systems commissioning, energy performance, CFC management, indoor air quality, and tobacco smoke control.

The immediate surrounding influences are primarily multi-story retail or office properties, with industrial uses further east. The subject has frontage along the main artery to the downtown area. There are no new industrial buildings present, which suggests demand for land is limited.

The building is very good condition due to an extensive renovation in 2005 and clearly contributes to the overall value of the property.

The Highest and Best Use, as if vacant, is for parking to support existing properties in the downtown area. The Highest and Best Use, as improved, is a continued office use.

HNI Corporation Property - page 3

### SALES COMPARISON APPROACH TO VALUE

Comp	Address	City	Date	Price	GBA	Price Per SF
Subject	408 East 2nd Street	Muscatine			27,457	
1	4301 East 53rd Street	Davenport	9/28/2015	\$6,740,000	31,474	\$214.15
2	1045 76th Street	West Des Moines	9/19/2014	\$5,800,000	32,796	\$176.85
3	301 Data Court	Dubuque	8/5/2014	\$9,400,000	58,254	\$161.36
4	6165 NW 86th Street	Johnston	3/14/2014	\$3,200,000	21,952	\$145.77
5	830 4th Avenue SE	Cedar Rapids	4/23/2013	\$2,000,000	10,292	\$194.33

Five comparables are summarized in the above grid. Due to the lack of data in Muscatine, the search area had to be expanded to include properties from throughout the region. They range in size from **10,292 to 58,254** sq.ft., with overall prices ranging from **\$2,000,000 to \$9,400,000**. Detailed summaries of the comparables are in the Addenda.

The unit of comparison chosen is the price per sq.ft. of usable building area. This is easy to extract from the data and is a common unit of comparison used by buyers and sellers. The comparables range in unadjusted prices/sq.ft. from **\$145.77 to \$214.15**.

All of the sales were reportedly cash, or conventionally financed transactions, and adjustments for cash equivalency were unnecessary. Comparables #1 - #4 were sales of the Leased Fee Interest. Only Comparable #4 warranted adjustment due to the free rent included in the lease. Comparable #1 received a downward adjustment since it was a purchase by the largest tenant.

There are indications that economic conditions have recovered from the depth of the market slowdown. Based on generalized market data, I have included a 1% adjustment per year for improved market conditions.

The subject carries a silver LEED rating. No other LEED rated buildings sales were discovered. The comparables chosen are the best of the data available.

The subject location is considered to be average since it is a small community. Therefore, all of the comparables received downward adjustments for their superior locations.

The size adjustments have been made estimating a 1% change in price/sq.ft. for every 5,000 sq.ft. variance in building size, with the larger buildings requiring upward adjustments and the smaller buildings requiring downward adjustments.

Comparables #3 and #4 warranted upward adjustments for their inferior conditions, while #1 warranted downward adjustment for its superior condition.

All of the comparables are basically similar in age to the subject given that it was significantly renovated in 2005, decreasing its effective age.

The adjustment for land to building ratio was made using a 1% adjustment for every one point variance. Comparables #3 and #5 warranted downward adjustments for their higher ratios. Comparable #4 warranted an upward adjustment for its lower ratio.

The subject has excellent quality interior build-out. All of the comparables received upward adjustments for their inferior designs and quality of interior finishes.

# Tab H – Matching Funds

## The Pearls of Progress Project

(HNI Building Donation)

HNI Corporation Property - page 4

Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	408 East 2nd Street	4301 East 53rd Street	1045 76th Street	301 Data Court	6165 NW 86th Street	830 4th Avenue SE
City	Muscatine	Davenport	West Des Moines	Dubuque	Johnston	Cedar Rapids
State	IA	IA	IA	IA	IA	IA
Date		9/28/2015	9/19/2014	8/5/2014	3/14/2014	4/23/2013
Price		\$6,740,000	\$5,800,000	\$9,400,000	\$3,200,000	\$2,000,000
GBA	27,457	31,474	32,796	58,254	21,952	10,292
GBA Unit Price		\$214.15	\$176.85	\$161.36	\$145.77	\$194.33
<b>Transaction Adjustments</b>						
Property Rights	Fee Simple	Leased Fee 0.0%	Leased Fee 0.0%	Leased Fee 0.0%	Leased Fee 4.0%	Fee Simple 0.0%
Financing	Cash	Cash 0.0%	Cash 0.0%	Cash 0.0%	Cash 0.0%	Cash 0.0%
Conditions of Sale	Arm's Length	Tenant Purchase -10.0%	Arm's Length 0.0%	Arm's Length 0.0%	Arm's Length 0.0%	Arm's Length 0.0%
<b>Adjusted GBA Unit Price</b>		<b>\$192.73</b>	<b>\$176.85</b>	<b>\$161.36</b>	<b>\$151.60</b>	<b>\$194.33</b>
Market Trends Through	10/14/2016	1.0%	2.1%	2.2%	2.6%	3.5%
<b>Adjusted GBA Unit Price</b>		<b>\$194.75</b>	<b>\$180.53</b>	<b>\$164.92</b>	<b>\$155.56</b>	<b>\$201.17</b>
Location	Average	Good	Good	Good	Good	Good
% Adjustment		-10.0%	-10.0%	-10.0%	-10.0%	-10.0%
\$ Adjustment		-\$19.47	-\$18.05	-\$16.49	-\$15.56	-\$20.12
GBA	27,457	31,474	32,796	58,254	21,952	10,292
% Adjustment		0.0%	1.0%	6.0%	-1.0%	-3.5%
\$ Adjustment		\$0.00	\$1.81	\$9.90	-\$1.56	-\$7.04
Condition	Good+	Excellent	Good+	Good	Good	Good+
% Adjustment		-5.0%	0.0%	5.0%	5.0%	0.0%
\$ Adjustment		-\$9.74	\$0.00	\$8.25	\$7.78	\$0.00
Year Built	1930/1962/2005	2001	2005	1999	1999	1985
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land to Building Ratio	3.62 to 1	3.99	2.83	9.40	2.21	5.50
% Adjustment		0.0%	0.0%	-6.0%	1.5%	-2.0%
\$ Adjustment		\$0.00	\$0.00	-\$9.90	\$2.33	-\$4.02
Quality	Excellent	Good	Good	Good	Good	Good+
% Adjustment		10.0%	10.0%	10.0%	10.0%	5.0%
\$ Adjustment		\$19.47	\$18.05	\$16.49	\$15.56	\$10.06
<b>Adjusted GBA Unit Price</b>		<b>\$185.01</b>	<b>\$182.34</b>	<b>\$173.17</b>	<b>\$164.12</b>	<b>\$180.05</b>
<b>Net Adjustments</b>		<b>-5.0%</b>	<b>1.0%</b>	<b>5.0%</b>	<b>5.5%</b>	<b>-10.5%</b>
<b>Gross Adjustments</b>		<b>25.0%</b>	<b>21.0%</b>	<b>37.0%</b>	<b>27.5%</b>	<b>20.5%</b>

# Tab H – Matching Funds

HNI Corporation Property - page 5

After making the adjustments, a price/sq.ft. range of \$164.12 to \$185.01 results. The average price/sq.ft. after adjustment is \$176.94, down from \$178.49 prior to adjustment.

Comparable #1 is the most recent sale and the most similar in size to the subject. It required modest net and gross percentage adjustments, indicating the highest adjusted value. Comparable #2 is similar in condition and indicated the lowest net percentage adjustment. Comparable #3 is the largest building and required the highest gross percentage adjustment.

Comparable #4 indicates the lowest adjusted value, but sold subject to a lease that included free rent, which reduced the final sale price. Comparable #5 is the smallest building and represents the only Fee Simple sale. It received the highest net percentage adjustment, but the lowest gross percentage adjustment.

The subject is LEED-certified, creating some cost savings due to its efficient design, which is partially offset by its small market location. Therefore, it is my opinion that the data supports a value near the middle to upper end of the adjusted range.

Value Ranges & Reconciled Value				
Number of Comps:	5	Unadjusted	Adjusted	% Δ
Low:		\$145.77	\$164.12	13%
High:		\$214.15	\$185.01	-14%
Average:		\$178.49	\$176.94	-1%
Median:		\$176.85	\$180.05	2%
Reconciled Value/Unit Value:			\$177.00	
Subject Size:			27,457	
Indicated Value:			\$4,859,889	
Reconciled Final Value:			<b>\$4,860,000</b>	
Four Million Eight Hundred Sixty Thousand Dollars				

My research did reveal one sale of a corporate office building in Muscatine. This is the 56,820 sq.ft. former Bandag headquarters at 2905 US Highway #61. The sale price was \$2,680,000 (\$47.17/sq.ft.). The buyer spent an estimated \$3,000,000 on renovations, resulting in an adjusted sale price of \$5,680,000 (\$99.96/sq.ft.). This is a three-story building constructed in 1976. It is a modestly superior location within Muscatine. However, it is a larger, lower quality building, supporting a price/sq.ft. well-above \$100.00.

**MARKET VALUE ESTIMATE BY THE  
SALES COMPARISON APPROACH TO VALUE**

**\$4,860,000**

HNI Corporation Property - page 6

### INCOME APPROACH TO VALUE

<u>Location</u>	<u>Lease Date</u>	<u>SQFT</u>	<u>Rent/SQFT</u>
1 22nd Ave, Moline	2016	19,950	\$19.25
2 301 Data Ct, Dubuque	2014	58,254	\$14.92
3 Blackhawk Common Dr, Rock Island	2014	16,708	\$18.61
4 6165 NW 86th St, Johnston	2013	21,952	\$12.98
5 Crossroads Blvd, Waterloo	2013	16,694	\$17.98

The subject is currently owner-occupied. Therefore, in order to estimate a market rent, I have analyzed five lease comparables from throughout the region. They indicate a range in annual rent/sq.ft. of \$12.98 to \$19.25 and are summarized in the table above.

The physical means of comparison for leases are similar to those used for the comparable sales. Primary consideration is given to size, location, and condition. Some additional consideration is given to lease terms and any build-out required.

Lease #2 and #4 are two of the Improved Comparables. Similar to the conclusions in the Sales Comparison Approach, these property features would support a market rent above their range. Lease #1, #3, and #5 are all built-to-suit properties with NNN leases to strong tenants for ten or more years. They would support a lower market rent for the subject.

Again, the subject contains high quality interior finishes. In addition, as a LEED certified building, its design is intended to reduce utility costs. This will result in savings for a potential tenant. Therefore, it is my opinion that the data supports a market rent of \$16.00/sq.ft. on a net basis. This results in a potential gross income of \$439,312 (\$16.00 x 27,457 sq.ft.).

#### **Vacancy and Collection Loss:**

The subject has been owner-occupied for the past ten years. A prudent investor would consider some vacancy and collection loss. No formal surveys of office space are available in Muscatine, but local managing agents and brokers indicate that current vacancy levels generally range from 2% to 15%, depending upon condition, location, and size. Given the subject’s small town location, being offset by its level of finish and potential for cost savings, a vacancy and collection loss of 5% will be deducted from the potential gross income.

#### **Expenses:**

It is assumed to be a net lease, and typically a management fee must be considered. However, it is common for this type of property that management would be billed to the tenant as CAM. Therefore, I have included a nominal fee of only 0.50%.

A deduction also needs to be made for a reserve for capital items. This typically includes resurfacing of the parking lot and the repair and replacement of the roof and other structural components (heating and cooling systems, etc.) as necessary. A Realtyrates.com survey from 3<sup>rd</sup> Quarter 2016 indicates a reserve range of \$0.28 to \$0.72 for office buildings, averaging \$0.52 (a copy is in the Addenda). The building is in very good condition, with several updates since 2005. Therefore, this expense is stabilized at only \$0.25/sq.ft. of building area.

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### PROJECTED OPERATING STATEMENT

<b>POTENTIAL GROSS INCOME (PGI)</b>		<b>\$439,312</b>
<b>VACANCY &amp; COLLECTION LOSS</b>	<b>5.0%</b>	<b>\$21,966</b>
<b>EFFECTIVE GROSS INCOME (EGI)</b>		<b>\$417,346</b>
<b>LESS:</b>		
<b>MANAGEMENT FEE</b>	<b>0.5%</b>	<b>\$2,087</b>
<b>RESERVES</b>	<b>\$0.25</b>	<b>\$6,864</b>
<b>TOTAL EXPENSES</b>		<b>\$8,951</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>\$408,395</b>

#### Capitalization of Net Income:

An overall capitalization rate (OAR) can be derived by a number of methods. By dividing the net income of comparables by their sale prices, overall rates can be extracted directly from the market. Income and expense data was available for four of the Improved Comparables.

Comparable Sale Cap Rates					
Comparable	City	Price	Date	NOI	Cap Rate
1	Davenport	\$6,740,000	9/28/2015	\$455,551	6.76%
2	West Des Moines	\$5,800,000	9/19/2014	\$418,760	7.22%
3	Dubuque	\$9,400,000	8/5/2014	\$747,096	7.95%
4	Johnston	\$3,200,000	3/14/2014	\$272,617	8.52%

All of the comparables are in larger, superior markets than the subject. Comparable #1 was leased to multiple tenants. This was a purchase by the largest tenant. Comparable #2 was 100% occupied by several tenants at the time of sale. Comparable #3 sold subject to a new 5-year NNN lease to a strong tenant. Comparable #4 was subject to a lease that included one year of free rent. This resulted in the buyer not receiving rent payments for 3½ months, which impacted the sale price.

The Band of Investment technique was also used to estimate a capitalization rate. This is essentially a blend of the yield required to service a mortgage (expressed as a mortgage constant) and the yield on equity required by a typical investor.

Conventional mortgage rates are approximately 4.00%, with a 20-year amortization period, an 80% loan to value ratio, and a 5-year call. This results in a mortgage constant of 0.07272. The Realtyrates.com survey indicates an equity dividend rate (cash on cash return) range of 7.71% to 16.29%, with an average of 12.43%. A rate of 14% has been selected, which is appropriate for high quality building in a smaller market.

<b>Mortgage Yield</b>	<b>80%</b>	<b>x</b>	<b>0.0727</b>	<b>=</b>	<b>0.0582</b>
<b>Equity Yield</b>	<b>20%</b>	<b>x</b>	<b>0.1400</b>	<b>=</b>	<b>0.0280</b>
<b>Overall Rate</b>	<b>100%</b>			<b>=</b>	<b>0.0862</b>

HNI Corporation Property - page 8

### Capitalization of Net Income (Continued):

I have also considered the RealtyRates.com survey of office properties from 3<sup>rd</sup> Quarter 2016 (a copy is below). It indicates an OAR range of 4.31% to 13.27%, with an average of 9.71%. The survey's Band of Investment Technique indicates an OAR range of 4.54% to 13.97%, averaging 8.15%.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2016*						
OFFICE - ALL TYPES						
Item	Input					OAR
<b>Minimum</b>						
Spread Over 10-Year Treasury	1.05%	<b>DCR Technique</b>	1.15	0.041996	0.90	<b>4.35</b>
Debt Coverage Ratio	1.15	<b>Band of Investment Technique</b>				
Interest Rate	2.86%	Mortgage	90%	0.041996	0.037798	
Amortization	40	Equity	10%	0.076228	0.007623	
Mortgage Constant	0.041996	OAR				<b>4.54</b>
Loan-to-Value Ratio	90%	<b>Surveyed Rates</b>				<b>4.31</b>
Equity Dividend Rate	7.62%					
<b>Maximum</b>						
Spread Over 10-Year Treasury	6.69%	<b>DCR Technique</b>	2.25	0.118169	0.50	<b>13.29</b>
Debt Coverage Ratio	2.25	<b>Band of Investment Technique</b>				
Interest Rate	8.50%	Mortgage	50%	0.118169	0.059084	
Amortization	15	Equity	50%	0.161287	0.080644	
Mortgage Constant	0.118169	OAR				<b>13.97</b>
Loan-to-Value Ratio	50%	<b>Surveyed Rates</b>				<b>13.27</b>
Equity Dividend Rate	16.13%					
<b>Average</b>						
Spread Over 10-Year Treasury	3.37%	<b>DCR Technique</b>	1.70	0.065745	0.73	<b>8.11</b>
Debt Coverage Ratio	1.70	<b>Band of Investment Technique</b>				
Interest Rate	5.18%	Mortgage	73%	0.065745	0.047665	
Amortization	30	Equity	28%	0.123011	0.033828	
Mortgage Constant	0.065745	OAR				<b>8.15</b>
Loan-to-Value Ratio	72.5%	<b>Surveyed Rates</b>				<b>9.71</b>
Equity Dividend Rate	12.30%					

\*2nd Quarter 2016 Data

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Giving primary weight to the OAR comparables, with support from the Band of Investment, and considering location and quality of the building, an OAR of 8.50% is concluded for the property.

$$\frac{\text{NET OPERATING INCOME}}{\text{CAPITALIZATION RATE}} = \frac{\$408,395}{8.50\%} = \$4,804,647$$

MARKET VALUE ESTIMATE BY THE  
INCOME APPROACH TO VALUE

(ROUNDED) \$4,800,000

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CORRELATION AND VALUE ESTIMATE

COST APPROACH TO VALUE	Not Developed
SALES COMPARISON APPROACH TO VALUE	\$4,860,000
INCOME APPROACH TO VALUE	\$4,800,000

The **Cost Approach to Value** is considered the least reliable in estimating a value for the subject due to the age of the structure and the subjective nature of estimating of depreciation and obsolescence.

The **Sales Comparison Approach to Value** is a helpful approach to utilize for most properties, when sufficient data is available with which to make comparisons. Five comparables were found that were considered to be the most similar of the limited data available. Although they differed from the subject in several areas, they did indicate a meaningful range from which a comparison was made using an adjustment grid. The adjustments were estimated based on the physical comparison and rationalized to the best extent possible.

The **Income Approach to Value** is also important in valuing this type of property. The subject is currently owner-occupied. Therefore, the gross income was based on a market rent, which was estimated from five lease comparables. After deducting an allowance for vacancy and collection losses, a management fee, and a reserve, the resulting net income was capitalized into value using an overall rate extracted from four of the Improved Comparables, as well as a national survey and the Band of Investment technique.

In the final analysis, the Sales Comparison Approach has been given primary weight since it reflects the value of the property to an owner-user (and the Fee Simple Interest). The Income Approach indicates a modestly lower value (less than 2% variance) and is very supportive. A rounded value near the Sales Comparison Approach is concluded.

Therefore, based upon the preceding analysis of data, it is my opinion that the Market Value of the Fee Simple Interest in the subject, as of October 14, 2016, is:

LAND AND IMPROVEMENTS \$4,850,000

FOUR MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS

\_\_\_\_\_  
Jordan Maus  
General Real Property Appraiser  
IA Certificate No. CG03083

HNI Corporation Property - page 10

### CERTIFICATION

I certify that, to the best of my knowledge and belief ...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Practice.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the continuing education program of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- **I previously appraised the subject on 11/9/2015.**

October 20, 2016



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Jordan Maus

General Real Property Appraiser  
IA Certificate No. CG03083

HNI Corporation Property - page 11

### CONTINGENT AND LIMITING CONDITIONS

The legal description, which has been furnished by others, is assumed to be accurate, but no responsibility is assumed for its correctness. The report rendered herein is based on the premise that the property is free and clear of mortgage indebtedness unless specifically stated otherwise, and that there are no special assessments against the property.

No report of title is rendered herewith, and it is considered good for purposes of this report. It is further assumed by the appraiser that all leases and lease amendments which have been furnished to the appraiser are correct and accurate. If this is not the case, all values contained herein are voided.

Any sketches in this report are included to assist the reader in visualizing the property. No survey of the property has been made by the appraiser and no responsibility for its accuracy is assumed. Lacking any contrary evidence, subsurface soil conditions are assumed to be adequate to support the existing or proposed improvements.

The improvements, if any, are assumed to be within the lot lines and in accordance with all local zoning and building ordinances. Also it is assumed that no asbestos, or any other hazardous materials are located in the structure, or the site.

Possession of this report does not carry with it the right of publication, nor may it, or any part thereof, be used by anyone but the client without the previous express written consent of the appraiser.

The appraiser shall not be required to give testimony or appear in court with reference to the appraisal of the property described herein, unless prior arrangements have been made.

Although reasonable attempts have been made to obtain corroborative evidence, information supplied to the appraiser by the client is assumed to be basically correct and heavy reliance has been placed upon this information.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm for which he is connected.

This appraisal report has been made in conformity with, and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.

This is an **Appraisal Report**, and is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice, and 12 CFR 34.42 of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989.

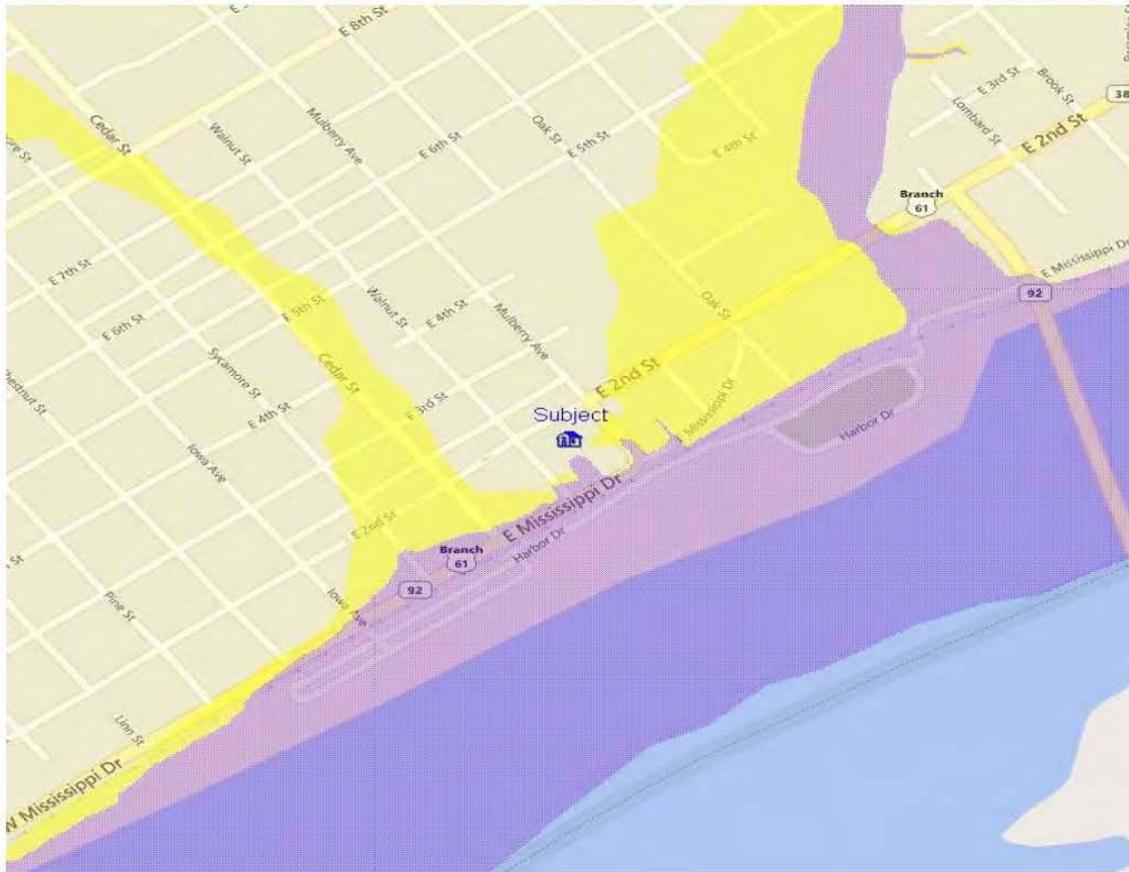
# **ADDENDA**

# Tab H – Matching Funds

*The Pearls of Progress Project*  
*(HNI Building Donation)*

# STDB

You are currently logged in as: (David Nelson) on 13-Oct-2016  
408 East 2nd Street, Muscatine, IA  
408 E 2ND ST, MUSCATINE, IA



**MAP DATA**

Map Number :19139C0191C

Panel Date :July 18,2011

FIPS Code : 19139

Census Tract : 0509.00

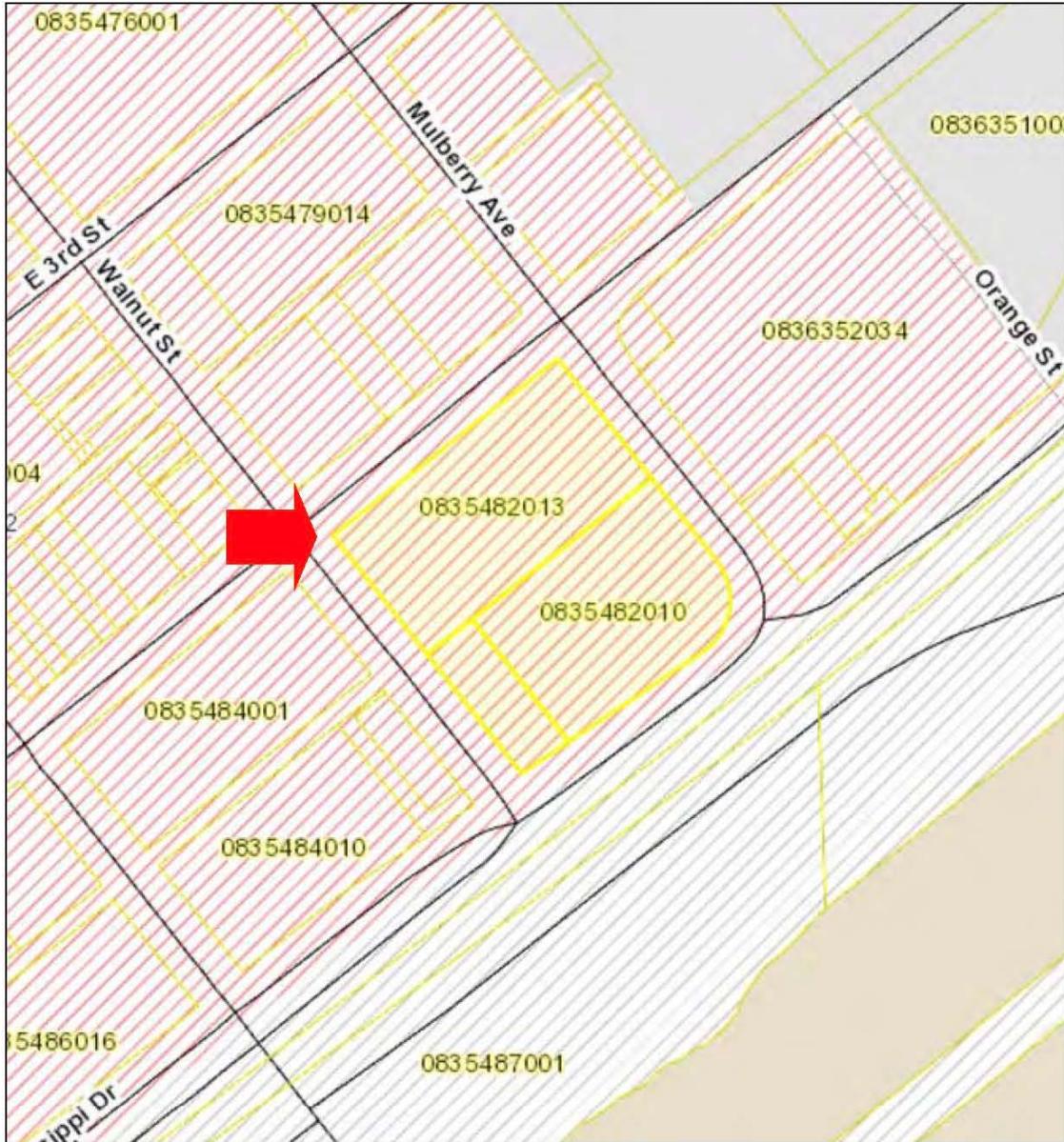
Geo Result :S8 (Most Accurate) -  
single valid address match, point  
located at a single known address  
point candidate (Parcel)

Flood	
	X or C Zone
	X500 or B Zone
	A Zone
	V Zone
	D Zone
	Area Not Mapped

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## ZONING MAP



 **C-2 Central Commercial**

### Comparable 1



#### Transaction

<b>Address</b>	4301 East 53rd Street	<b>Date</b>	9/28/2015
<b>City</b>	Davenport	<b>Price</b>	\$6,740,000
<b>Tax ID</b>	N0839-03C	<b>Price Per SF</b>	\$214.15
<b>Legal Description</b>	See Deed	<b>Conditions of Sale</b>	Tenant Purchase
<b>Grantor</b>	CTL Property Management, LLC; TRD Holdings, LLC; FDP Acquisitions, LLC	<b>Financing</b>	Cash
<b>Grantee</b>	American Bank & Trust	<b>Property Rights</b>	Leased Fee
<b>Sale Instrument</b>	Warranty Deed	<b>Days on Market</b>	Not Marketed
<b>Sales Record #</b>	2015-25519	<b>Verification Source</b>	Appraiser (Eric Lines)

#### Site

<b>Land SF</b>	125,733	<b>Topography</b>	Level/Sloping
<b>Shape</b>	Irregular	<b>Zoning</b>	PDD
<b>Utilities</b>	All Public	<b>Land to Building Ratio</b>	3.99

#### Improvements & Financial Data

<b>GBA</b>	31,474	<b>PGI</b>	NA
<b>Year Built</b>	2001	<b>EGI</b>	NA
<b>Condition</b>	Excellent	<b>NOI</b>	\$455,551
<b>Quality</b>	Good	<b>Cap Rate</b>	6.76%

#### Comments

This is a three-story, steel frame, and brick veneer Class A office building at the southeast corner of East 53rd Street and Utica Ridge Road. It also has a 7,500 sq.ft. finished lower level. This was a purchase by American Bank, who occupies the basement, first floor, and part of the third floor. The remainder of the third floor is leased to a tenant. The second floor was vacant at the time of sale, but had previously been occupied by the bank. There is a canopy over four drive-up lanes. The bank's lease was set to expire and the owner offered the bank the chance to purchase the building instead of renewing their lease. The property was not marketed.

Comparable 2



Transaction

<b>Address</b>	1045 76th Street	<b>Date</b>	9/19/2014
<b>City</b>	West Des Moines	<b>Price</b>	\$5,800,000
<b>Tax ID</b>	16-02-477-011	<b>Price Per SF</b>	\$176.85
<b>Legal Description</b>	Lot 2, The Depot at Ashworth Plat 2	<b>Conditions of Sale</b>	Arm's Length
<b>Grantor</b>	Depot I, L.L.C.	<b>Financing</b>	Cash
<b>Grantee</b>	MDM Equity - 2013, LLC	<b>Property Rights</b>	Leased Fee
<b>Sale Instrument</b>	Warranty Deed	<b>Days on Market</b>	Not Marketed
<b>Sales Record #</b>	2014-13075	<b>Verification Source</b>	Rod Knudson (Broker)

Site

<b>Land SF</b>	92,783	<b>Topography</b>	Level
<b>Shape</b>	Irregular	<b>Zoning</b>	PUD
<b>Utilities</b>	All Public	<b>Land to Building Ratio</b>	2.83

Improvements & Financial Data

<b>GBA</b>	32,796	<b>PGI</b>	NA
<b>Year Built</b>	2005	<b>EGI</b>	NA
<b>Condition</b>	Good+	<b>NOI</b>	\$418,760
<b>Quality</b>	Good	<b>Cap Rate</b>	7.22%

Comments

This is a four-story, steel frame, brick veneer, and EIFS office building at the north end of 76th Street, north of Ashworth Road. The rentable area is estimated at 29,721 sq. ft. It was fully occupied at the time of sale, with the majority of leases having five or more years remaining. The buyer approached the seller and the property was not marketed. The indicated OAR includes 5% vacancy and \$0.75/sq. ft. for landlord expenses, including management and reserves.

Comparable 3



Transaction

<b>Address</b>	301 Data Court	<b>Date</b>	8/5/2014
<b>City</b>	Dubuque	<b>Price</b>	\$9,400,000
<b>Tax ID</b>	15-12-451-009	<b>Price Per SF</b>	\$161.36
<b>Legal Description</b>	Lot 4 & 5, Block 2, Dubuque Technology Park	<b>Conditions of Sale</b>	Arm's Length
<b>Grantor</b>	ADC Properties, LLC	<b>Financing</b>	Cash
<b>Grantee</b>	Eric R. & Carol A. Ziel	<b>Property Rights</b>	Leased Fee
<b>Sale Instrument</b>	Warranty Deed	<b>Days on Market</b>	Not Formally Marketed
<b>Sales Record #</b>	2014-8510	<b>Verification Source</b>	Appraiser (Passmore)

Site

<b>Land SF</b>	547,549	<b>Topography</b>	Mostly Level
<b>Shape</b>	Irregular	<b>Zoning</b>	PI
<b>Utilities</b>	All Public	<b>Land to Building Ratio</b>	9.4

Improvements & Financial Data

<b>GBA</b>	58,254	<b>PGI</b>	NA
<b>Year Built</b>	1999	<b>EGI</b>	NA
<b>Condition</b>	Good	<b>NOI</b>	\$747,096
<b>Quality</b>	Good	<b>Cap Rate</b>	7.95%

Comments

This is a two-story, steel frame, and EIFS building along the east side of Data Court, east of U.S. Highway #61. It was built-to-suit for another party in 1999, but was completely remodeled in 2009 when current tenant began leasing. The reported GBA includes 4,000 sq. ft. of finished basement space. The property was not formally marketed, but was offered to several potential buyers. The indicated OAR includes 3% vacancy, 3% mgmt., and \$0.25/sq. ft. reserves.

### Comparable 4



#### Transaction

<b>Address</b>	6165 NW 86th Street	<b>Date</b>	3/14/2014
<b>City</b>	Johnston	<b>Price</b>	\$3,200,000
<b>Tax ID</b>	241/00434-535-003	<b>Price Per SF</b>	\$145.77
<b>Legal Description</b>	See Deed	<b>Conditions of Sale</b>	Arm's Length
<b>Grantor</b>	Community Business Lenders, LLC	<b>Financing</b>	Cash
<b>Grantee</b>	Aterra, 45 6165 NW 86th St, Johnston, LLC	<b>Property Rights</b>	Leased Fee
<b>Sale Instrument</b>	Warranty Deed	<b>Days on Market</b>	Not Formally Marketed
<b>Sales Record #</b>	15128-727	<b>Verification Source</b>	Broker (Bodenhamer)

#### Site

<b>Land SF</b>	48,526	<b>Topography</b>	Level
<b>Shape</b>	Rectangular	<b>Zoning</b>	PUD
<b>Utilities</b>	All Public	<b>Land to Building Ratio</b>	2.21

#### Improvements & Financial Data

<b>GBA</b>	21,952	<b>PGI</b>	NA
<b>Year Built</b>	1999	<b>EGI</b>	NA
<b>Condition</b>	Good	<b>NOI</b>	\$272,617
<b>Quality</b>	Good	<b>Cap Rate</b>	8.52%

#### Comments

This is a two-story, steel frame, brick veneer, and EIFS building at the southeast corner of NW 86th Street and NW 62nd Avenue. It was leased to Regus prior to the sale. The tenant received one year of free rent. The buyer did not receive rent payments for 3.5 months, which reportedly lower the sale price by roughly 4%. The rent includes a management fee. Therefore, the indicated OAR includes 2% vacancy and \$0.30/sq.ft. reserve.

### Comparable 5



#### Transaction

<b>Address</b>	830 4th Avenue SE	<b>Date</b>	4/23/2013
<b>City</b>	Cedar Rapids	<b>Price</b>	\$2,000,000
<b>Tax ID</b>	14214-76007	<b>Price Per SF</b>	\$194.33
<b>Legal Description</b>	See Deed	<b>Conditions of Sale</b>	Arm's Length
<b>Grantor</b>	Fourth Ave Bldg Assoc.	<b>Financing</b>	Cash
<b>Grantee</b>	St. Lukes Methodist Hospital	<b>Property Rights</b>	Fee Simple
<b>Sale Instrument</b>	Warranty Deed	<b>Days on Market</b>	Not Formally Marketed
<b>Sales Record #</b>	8653-359	<b>Verification Source</b>	Appraiser (Cook)

#### Site

<b>Land SF</b>	56,628	<b>Topography</b>	Level
<b>Shape</b>	Rectangular	<b>Zoning</b>	O-S
<b>Utilities</b>	All Public	<b>Land to Building Ratio</b>	5.50

#### Improvements & Financial Data

<b>GBA</b>	10,292	<b>PGI</b>	NA
<b>Year Built</b>	1985	<b>EGI</b>	NA
<b>Condition</b>	Good+	<b>NOI</b>	NA
<b>Quality</b>	Good+	<b>Cap Rate</b>	NA

#### Comments

This is a one-story, wood frame, brick veneer, and EIFS building at the northeast corner of 4th Avenue SE and 8th Street SE. The interior was remodeled in 2006. The buyer intends to move their medical practice into the building. The property was not formally marketed.

## RESERVE SURVEY

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2016*									
SURVEYED RESERVE REQUIREMENTS									
Property Type	Per SF			Per Unit			% of EGI		
	Min.	Max.	Typical	Min.	Max.	Typical	Min.	Max.	Typical
Apartments				\$155	\$390	\$362			
Golf				\$1,250	\$7,200	\$3,320	2.0%	4.0%	3.0%
Health Care/Senior Housing				\$255	\$695	\$388			
Industrial	\$0.22	\$0.62	\$0.42						
Lodging							4.0%	8.0%	4.5%
Mobile Home/RV Park				\$28	\$282	\$156	2.0%	5.0%	4.0%
Office	\$0.28	\$0.72	\$0.52						
Restaurants							2.0%	5.0%	3.0%
Retail	\$0.28	\$0.88	\$0.57						
Self-Storage	\$0.22	\$0.55	\$0.51	\$28	\$185	\$116			
Special Purpose	\$0.24	\$0.78	\$0.56						

\*2nd Quarter 2016 Data

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### ROY R. FISHER

The company was initially organized in 1922, but was legally incorporated in 1958. This firm specializes in real estate counseling, and valuation. The corporation was operated by Edmond C. Fisher, MAI, SREA, and Kevin M. Pollard, MAI. David Mark Nelson purchased the assets of Roy R. Fisher in 2014, and serves as President of Nelson Valuations, dba Roy R. Fisher. Some of the notable appraisals and professional assistance completed by this firm are listed below.

**Bridgestone Bandag Corporate Headquarters and R&D Facility, Muscatine, Iowa.**

**Sentry Insurance Company Office Building (75,000 SF), Davenport, Iowa.**

**River Cities Business Park (former Caterpillar plant), Davenport, Iowa.**

**Eagle Window & Door assembly plant and distribution warehouse, Dubuque, Iowa.**

**International Paper Company plants in Clinton and Fort Madison, Iowa, and Sartelle, Minnesota.**

**Tones Brothers spice plant, Ankeny, Iowa.**

**Exide Battery Corporation plant, Burlington, Iowa.**

**Pella Corporation Manufacturing plant, Pella, Iowa.**

**McGraw-Hill distribution warehouse, Dubuque, Iowa.**

**Winnebago Industries plant, Forest City, Iowa.**

**Nordstrom distribution facility, Dubuque, Iowa.**

**Dial Corporation food processing plant, Fort Madison, Iowa.**

**Sears Manufacturing Plant, Davenport, Iowa.**

**General Electric Corporation plants, West Burlington and Carroll, Iowa.**

**Genesis Health Systems East Campus Medical Office Buildings, Davenport, Iowa.**

**Deere & Company Parts Distribution Warehouse (1.8 million SF), Milan, Illinois.**

**Deere & Company Harvester Works, East Moline, and Deere Harvester Works, Moline, Illinois.**

**Deere & Company Corporate Administration Center and Insurance Headquarters, Moline, Illinois.**

**Deere & Company Manufacturing Plants in Davenport, Ottumwa, Dubuque, and Ankeny, Iowa.**

**Deere & Company Davenport Works, Davenport, Iowa.**

**Kraft, Inc. Knudsen Ice Cream plant, Los Angeles, California.**

**IBP Meat Processing plants, Columbus Junction, Denison, and Tama, Iowa, and Madison and Dakota City, Nebraska.**

**Caterpillar Tractor Co., and J.I. Case plants, Burlington, Iowa.**

**Aluminum Company of America rolling mill, Riverdale, Iowa.**

**Catfish Bend Casino and Hotel, Burlington, Iowa, Wild Rose Casino, Clinton, Iowa.**

**Over 10,000 apartment units in various locations in Eastern Iowa and Western Illinois.**

**K-Mart and Wal-Mart stores in Iowa City, Coralville, Ames, Dubuque, Cedar Rapids, and Davenport, Iowa, and Rock Island, Illinois.**

**Walgreens stores in various locations in Eastern Iowa and Western Illinois.**

**Iowa DOT right-of-way acquisitions in Dubuque, Waterloo/Cedar Falls, and Clinton, Scott, and Muscatine Counties in Iowa.**

**Numerous Independent and Assisted Living facilities in Iowa, Illinois, Nebraska, and Wisconsin.**

**Village Shopping Center, Old Town Mall, and Northpark Mall, Davenport, Iowa; Duck Creek Mall, Cumberland Square Shopping Center, Bettendorf, Iowa; Muscatine Mall, Muscatine, Iowa; Marshalltown Mall, Marshalltown, Iowa; Newton Mall, Newton, Iowa; Southpark Mall, Moline, Illinois; Westdale Mall, Cedar Rapids, Iowa; Sandburg Mall, Galesburg, Illinois**

(rev. 07/13)



## REFERENCES

Dick Davidson	Lane & Waterman	Davenport, IA	563/324-3246
Ralph Heninger	Heninger & Heninger	Davenport, IA	563/324-0418
Charles Meardon	Meardon, Sueppel	Iowa City, IA	319/338-9222
Frank Nowinski	Katz, Huntoon	Moline, IL	309/797-3000
Doug Oelschlaeger	Shuttleworth & Ingersoll	Cedar Rapids, IA	319/365-9461
Tom Pastrnak	Pastrnak Law Office	Davenport, IA	563/323-7737
Jerry Pepping	McGehee, Boling	Silvis, IL	309/755-5096
Scott Power	Aspelmeier, Fisch, Power, Hegberg	Burlington, IA	319/754-6587
Bob Sarnoff	Sarnoff & Baccash	Chicago, IL	312/782-8310
Steve Schalk	Schalk Law Office	Davenport, IA	563/324-0405
Clark Stojan	Wessels, Stojan	Rock Island, IL	309/794-9400
Adrian Pena	American Bank	Davenport, IA	563/344-9500
Nicole Jaeger	Bankers Trust	Des Moines, IA	515/245-2802
John Lewandowski	Blackhawk Bank	Milan, IL	309/787-7567
Michelle Dawson	Blackhawk Bank	Davenport, IA	563/441-9600
Janis Wolf	Citibank	Chicago, IL	312/627-3935
Deborah Van Zuiden	Gateway State Bank	Clinton, IA	563/242-2265
William F. Kusy	GMAC Com. Mortgage	Urbandale, IA	515/251-8783
Aaron Swartzendruber	Hills Bank	Coralville, IA	319/351-8000
Abbey Busch	Huntington National Bank	Columbus, OH	614/480-3421
Craig Slonkosky	JPMorganChase	Indianapolis, IN	317/321-2693
Jeffrey Grendysa	National City Bank	Plymouth, MI	734/459-9372
John Crowe	Northwest Bank	Davenport, IA	563/388-2561
Joe Slavens	Northwest Bank	Davenport, IA	563/388-2577
Greg Keppy	Quad City Bank & Trust	Davenport, IA	563/468-6266
Jennifer Catlin	Sunflower Bank	McPherson, KS	620/241-1220
Jeff Atkinson	Sterling Federal Bank	Clinton, IA	563/242-9111
Lynda Haasch	TCF Bank	Minneapolis, MN	612/661-8327
Diana Stoye	THE National Bank	Davenport, IA	563/823-3336
Bob Forsek	U.S. Bank	Naperville, IL	630/637-2754
Tami Fielder	Valley Bank	Eldridge, IA	563/285-6914
Stanley Goodyear	Walcott Trust and Savings Bank	Walcott, IA	563/284-6202
Jeff Ehrmann	Wells Fargo Bank	Davenport, IA	563/383-3286
David Binner	Wells Fargo Retechs	Des Moines, IA	515/557-4140
Jeremy Winter	Wells Fargo Retechs	Bloomington, MN	612/667-6561
Kevin Koellner	Build to Suit	Bettendorf, IA	563/355-2022
Tom Jarrett	Deere & Company	Moline, IL	309/765-8000
Steven Quataert	General Electric Co.	Fort Myers, FL	239/418-5196
Michael Sharp	Genesis	Davenport, IA	563/421-2791
Jerry Janata	International Appraisal	Uppr. Saddle River, NJ	201/934-7000
Thad Denhartog	Mel Foster Company	Davenport, IA	563/324-4488
Jeff Miller	Premier Partners	Davenport, IA	563/324-7000
David Weiner	Ruhl & Ruhl	Moline, IL	309/797-2600
Richard T. Finn, Jr.	Salomon Smith Barney, Inc.	New York, NY	212/816-7954
Michael Poster	St. Ambrose University	Davenport, IA	563/333-6032
Debbie Davis	Strategic Tax Service	Chicago, IL	312/643-5433
Mary Mangles	Trinity Health Systems	Rock Island, IL	309/779-2813
Brian Frazier	Wal-Mart Corp.	Bentonville, AR	479/204-3493
Matt Johnston	West Bend Mutual Insurance	Davenport, IA	800/236-5010
Becky Eiting	City of Davenport	Davenport, IA	563/326-8659
Brian Heier	City of Davenport Attorney	Davenport, IA	563/326-7735
Dave Hendricx	Moline Township	Moline, IL	309/764-3559
Dale McCrea	Muscatine Co. Assessor	Muscatine, IA	563/263-7061
Greg Lynch	Polk County Assessor	Des Moines, IA	515/286-3148
Joan Russell	R.I. Co. Board of Review	Rock Island, IL	309/786-4451
Dale Denklau	Scott Co. Assessor	Davenport, IA	563/326-8635
John Kiddoo	South Moline Township	East Moline, IL	309/755-0914
Susan Carpentier	S.R.I. Township Assessor	Rock Island, IL	309/788-4513
Michael Ward	U.S. Postal Service	Englewood, CO	303/220-6540

**JORDAN D. MAUS**

**PROFESSIONAL AFFILIATIONS:**

General Appraiser with Roy R. Fisher (Nelson Valuations, Inc.), Davenport, IA, since January 2012  
Associate Appraiser with DataSource Appraisal, Bettendorf, IA, from September 2010 to January 2012  
Associate Appraiser with Renzi & Associates, Inc., Chicago, IL, from July 2008 to September 2010

**EDUCATION AND LICENSING:**

Graduated from Wartburg College, Waverly, IA, May 2005 – B.A. Exercise Science  
Iowa Certified General Real Property Appraiser, License No. CG03083 (Expires 6/30/2017)  
Illinois Certified General Real Estate Appraiser, License No. 553.002285 (Expires 9/30/2017)

**PROFESSIONAL COURSES:**

Comparative Analysis, Appraisal Institute, 2015  
Appraisal of Owner-Occupied Commercial Properties, McKissock Appraisal School, 2015  
Analyzing Operating Expenses, Appraisal Institute, 2015  
Self-Storage Economics and Appraisal, Appraisal Institute, 2014  
USPAP Update Course, Appraisal Institute, 2014  
USPAP Update Course, Appraisal Institute, 2013  
Analyzing Tenant Credit Risk and Commercial Lease Analysis, Appraisal Institute, 2012  
General Appraiser Income Approach I & II, Appraisal Institute, 2011  
Real Estate Finance, Statistics, & Valuation Modeling, Appraisal Institute, 2011  
General Appraiser Market Analysis & Highest and Best Use, Appraisal Institute, 2011  
Commercial Appraisal Review, McKissock Appraisal School, 2011  
General Appraiser Report Writing & Case Studies, McKissock Appraisal School, 2011  
Sales Comparison of Small, Mixed-Use Properties, Appraisal Institute, 2011  
USPAP Update Course, McKissock Appraisal School, 2011  
General Appraiser Sales Comparison Approach, Appraisal Institute, 2011  
General Appraiser Site Valuation & Cost Approach, Appraisal Institute, 2010  
Uniform Standards of Professional Practice (USPAP), Appraisal Institute, 2010  
Basic Appraisal Principles, Appraisal Institute, 2010  
Basic Appraisal Procedures, Appraisal Institute, 2010



LICENSES



# Tab H – Matching Funds

The Pearls of Progress Project  
(HNI Building Donation)

## General Ledger

### Balance Sheet

User: rfiedler  
 Printed: 07/13/2017 - 10:14AM  
 Fund: 3981  
 Period: 1  
 Fiscal Year: 2018



City of  
**MUSCATINE**

City Hall  
 215 Sycamore St  
 Muscatine, Iowa www.muscatineiowa.gov  
 52761 (563) 264-1550

#### Fund ALFRE

Account Type	Amount
<b>3981 - LIBRARY GIFT &amp; MEMOI</b>	
<b>Assets</b>	
<b>CASH AND POOLED INVESTMENTS</b>	
3981-00-0000-10100 - Cash	141,004.84
<b>Total CASH AND POOLED INVESTMENTS:</b>	
	<b>141,004.84</b>
<b>INVESTMENTS</b>	
3981-00-0000-10300 - Investments	0.00
<b>Total INVESTMENTS:</b>	
	<b>0.00</b>
<b>RECEIVABLES</b>	
3981-00-0000-10400 - Interest Receivable	0.00
3981-00-0000-11550 - Acc Rev FY End-Manual Entry	0.00
<b>Total RECEIVABLES:</b>	
	<b>0.00</b>
<b>Total Assets:</b>	
	<b>141,004.84</b>
<b>Liabilities</b>	
<b>CURRENT LIABILITIES</b>	
3981-00-0000-20200 - Accounts Payable	1,370.00
3981-00-0000-23050 - Deferred Comp Payable-ICMA	0.00
3981-00-0000-23060 - Deferred Comp Payable-NW	0.00
3981-00-0000-23100 - Federal Withholding Payable	0.00
3981-00-0000-23150 - State Withholding Payable	0.00
3981-00-0000-23160 - State Withholding Payable-IL	0.00
3981-00-0000-23200 - FICA/Medicare Payable	0.00
3981-00-0000-23350 - IPERS Contributions Payable	0.00
3981-00-0000-23400 - Union Dues Payable	0.00
3981-00-0000-23450 - Credit Union Deduct Payable	0.00
3981-00-0000-23500 - Health Insurance Payable	0.00
3981-00-0000-23550 - Life Insurance Payable	0.00
3981-00-0000-23600 - Dental Insurance Payable	0.00
3981-00-0000-23620 - All State Premiums Payable	0.00
3981-00-0000-23630 - Optional Life Ins Payable	0.00
3981-00-0000-23650 - United Way Cont Payable	0.00
3981-00-0000-23660 - Child Support Payable	0.00
3981-00-0000-23670 - Court Garnishment Payable	0.00
3981-00-0000-23680 - Flex Benefit Payable	0.00
3981-00-0000-23700 - Misc Payroll Payables	0.00
3981-00-0000-23750 - Unemployment Payable	0.00
3981-00-0000-23800 - Vision Insurance Payable	0.00
<b>Total CURRENT LIABILITIES:</b>	
	<b>1,370.00</b>
<b>Total Liabilities:</b>	
	<b>1,370.00</b>
<b>Fund Balance</b>	
<b>BEGINNING FUND BALANCE</b>	
3981-00-0000-25320 - Fund Balance	140,134.84

# Tab H – Matching Funds

*The Pearls of Progress Project*  
*(HNI Building Donation)*

Fund ALFRE

Account Type	Amount
Total BEGINNING FUND BALANCE:	140,134.84
ENCUMBERED FUND BALANCE	
3981-00-0000-24400 - Encumbrance Reserve	0.00
Total ENCUMBERED FUND BALANCE:	0.00
Total Fund Balance:	140,134.84
Total Liabilities and Fund Balance:	141,504.84
Total Retained Earnings:	(500.00)
Total Fund Balance and Retained Earnings:	139,634.84
Total Liabilities, Fund Balance, and Retained Earnings:	141,004.84
als for Fund 3981 - LIBRARY GIFT & MEMORIAL TRUST:	0.00

# Tab H – Matching Funds

*The Pearls of Progress Project*

*(Westside Trail TAP Funding)*



Fangman, Andrew <afangman@muscatineiowa.gov>

---

## Fwd: TPMS Project #34150

1 message

---

Edgmond, Jim <jedgmond@muscatineiowa.gov>  
To: "Fangman, Andrew" <afangman@muscatineiowa.gov>

Thu, Jul 6, 2017 at 1:01 PM

here it is

----- Forwarded message -----

From: Lindsay Whitson <lwhitson@bistateonline.org>

Date: Wed, Jun 21, 2017 at 3:24 PM

Subject: RE: TPMS Project #34150

To: "Stineman, Brian" <bstineman@muscatineiowa.gov>

Cc: Gena McCullough <gmccullough@bistateonline.org>, "Edgmond, Jim" <jedgmond@muscatineiowa.gov>

Brian-

For purposes of displaying the project in TPMS, I have shown that the total project cost is \$750,000. Funding is \$505,000 in TAP monies and \$245,000 in local funds. Let me know if you would like that changed. The DOT is reviewing our TIP this week/early next week. Thanks!

Lindsay

---

**From:** Lindsay Whitson

**Sent:** Wednesday, June 21, 2017 1:31 PM

**To:** 'Stineman, Brian' <bstineman@muscatineiowa.gov>

**Cc:** Gena McCullough <gmccullough@bistateonline.org>; Edgmond, Jim <jedgmond@muscatineiowa.gov>

**Subject:** RE: TPMS Project #34150

Brian-

We do not need anything else from the City of Muscatine to provide the monies to your project. The Policy Committee has already approved the new disbursement of TAP funds. I will make the change in TPMS and note at the meeting on June 29 what the new funds totals will equal. This will allow your project to jump from \$432,000 in TAP funding to \$505,000. The only requirement is that the 80/20 match is still met.

**From:** Stineman, Brian [mailto:bstineman@muscatineiowa.gov]

**Sent:** Friday, June 16, 2017 11:34 AM

**To:** Lindsay Whitson <lwhitson@bistateonline.org>

**Cc:** Gena McCullough <gmccullough@bistateonline.org>; Edgmond, Jim <jedgmond@muscatineiowa.gov>

**Subject:** Re: TPMS Project #34150

# Tab H – Matching Funds

## *The Pearls of Progress Project*

*(Westside Trail TAP Funding)*

Lindsay,

This is good news and we are definitely interested. At this time our estimated cost for this project has gone up to \$750,000 to \$800,000. Please let me know what else you need from us and I will make sure you get it.

Thank you,

Brian Stineman

Public Works Director

City of Muscatine

On Thu, Jun 15, 2017 at 4:13 PM, Lindsay Whitson <[lwhitson@bistateonline.org](mailto:lwhitson@bistateonline.org)> wrote:

Brian-

Wilton has returned \$146,000 in TAP funds to Region 9's pool and if not programmed this federal fiscal year the funds will dissolve. The Policy Committee had approved that the \$146,000 be split between Muscatine and Blue Grass' two projects since they were both already programmed to receive some TAP funds. I am showing that Muscatine is to receive \$432,000, which is about a 73%/27% match. Muscatine is able to receive \$47,000 more to equate to an 80%/20% match (for a total of \$480,000).

Has the cost of the project increased? I am showing that it is a total project cost of \$600,000. If so, you would be eligible for more monies. Please let me know as soon as possible so that it can be reflected in the FFY 2018-2021 TIP, which is scheduled to be approved on June 29 by the Policy Committee. Please call me if you have any questions.

Lindsay Whitson

Planner

BI-State Regional Commission

Rock Island, IL

[\(309\)793-6302 ext. 124](tel:(309)793-6302)

--

Jim Edmond PE, City Engineer

[563-263-8933](tel:563-263-8933) Office

[563-260-5724](tel:563-260-5724) Cell

Introduction

IOWA REGION 9  
FFY 2017-2020 TRANSPORTATION  
IMPROVEMENT PROGRAM



FFY 2017, 2018, 2019, and 2020

ANNUAL ELEMENTS

FOR

IOWA REGION 9

  
Chair, Transportation Policy Committee

Adopted July 12, 2016

This report was prepared in cooperation with the U.S. Department of Transportation, Federal Highway Administration; the Federal Transit Administration; and the Iowa Department of Transportation. The preparation of this document was financed in part through federal funds provided by the U.S. Department of Transportation Federal Highway Administration and Federal Transit Administration. The contents of this report reflect the views of the author who is responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of the Iowa Department of Transportation, or the Federal Highway Administration. This report does not constitute a standard, specification or regulation. In accordance with Federal Law and policy, Bi-State Regional Commission is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs.)



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

## INTRODUCTION

Programming is the transition of projects from planning to design and construction/implementation. The Transportation Improvement Program (TIP) is a summary of the roadway, public transit, and other related transportation projects in the Region 9 area that are expected to be initiated during the current federal fiscal year (FFY) and the next three subsequent federal fiscal years. Projects will be financed in whole or in part with federal funds or state funds. The Region 9 area includes all of Muscatine County and the non-urban portions of Scott County (see the map on page I-3). Listed are transportation improvements receiving federal transportation funding. Also included for informational purposes are those street improvements along major roadways (collector, arterial or freeway classification) that will be funded with local dollars only. The TIP is comprised of four Annual Elements, which include projects to be implemented during each year of the four-year period in all of Muscatine County and the non-urbanized area of Scott County. The federally-funded projects address general needs outlined in the adopted Long Range Transportation Plan for the Region 9 area.

The goal of transportation planning in Region 9 is to develop a transportation system that will provide for the safe, efficient, and economical movement of people and goods in a manner that encourages harmonious community interaction and enhances the aesthetic and ecological features of our physical environment.

### TIP Process

The Region 9 FFY 2017-2020 Transportation Improvement Program (TIP) is a result of a comprehensive, coordinated, and continuing transportation planning process within the Region 9 area. The program includes the street/highway and transit projects plus related enhancement activities, such as bicycle trail development updates. The document is updated annually on a federal fiscal year basis (October 1 to September 30).

Project priority is given to the initial year Annual Element of the TIP. Projects in the second through fourth year annual elements are financially feasible, based on expected funding levels. By programming a project in a particular fiscal year, it is the intent of a jurisdiction to obtain the authorized federal funds and let the project in that year. All funding estimates in this document are based on anticipated state, federal, and local sources for the region in the year of expenditure dollars and provided by the project sponsor. Cost estimates are shown in year of expenditure dollars and range from 2.5% to 5.0%, depending on the jurisdictions' independent methodologies. It is anticipated that funding will be available for all projects included in the TIP Annual Elements tables.

### TIP Revisions

Special circumstances may arise, whereby a revision to a project will occur between scheduled periodic TIP updates. In these cases, a revision is categorized as either an "amendment" requiring Policy Committee action or an "administrative modification" in which the revision is made by Bi-State staff and no committee action is taken. Definitions of each are listed below.

#### *Amendment*

An amendment is a major revision to the TIP that requires approval by the Policy Committee. In most cases, amendments are brought before the Technical Committee for recommendation of

approval as well. Federally-funded projects that are added or deleted from the TIP constitute an amendment. In addition, changes to existing TIP projects are considered amendments when the amount of federal aid is being revised by more than 30% or the total increase in federal aid exceeds \$2 million, when there is a major change in project scope, when a project listed as a placeholder is awarded federal funds, or when an additional federal funding source is added to a project.

### **Administrative Modification**

An administrative modification is a minor revision to the TIP that does not require approval by the Policy Committee or public review and comment. Revisions to TIP projects that do not revise the amount of federal aid by more than 30% or more than \$2 million, do not significantly change the project scope, or that change from one funding source to another are considered administrative modifications. Projects that are moved to another fiscal year within the TIP are also considered administrative modifications.

### **Public Information Process**

Public input opportunities are provided throughout the TIP process. All Transportation Technical and Policy Committee meetings are open to the public. Mailings for these meetings are sent to the Committees, the Regional Transportation Advisory Group (RTAG), the Regional Transportation Interest Group (RTIG), and the media. Membership includes elected officials, DOT and Corps of Engineers representatives, public and private transit representatives, local citizens, air and rail representatives, environmental groups, trail organizations, and local engineering and planning staff. Any individual who requests a meeting notice is placed on the RTAG list. In addition, all meeting notices are physically posted in a public notice area at Bi-State Regional Commission. Technical and Policy Committee agendas and minutes are posted on the Bi-State Regional Commission website: [www.bistateonline.org](http://www.bistateonline.org). A public hearing was held on July 12, 2016, prior to the Iowa Region 9 Transportation Policy Committee meeting at the Walcott Fire Department, located at 128 West Lincoln Street, Walcott, Iowa. The public hearing was held at 2:00 p.m., prior to the adoption of the TIP. A public participation plan (PPP) was adopted by the Transportation Policy Committee and is included in Appendix A.

In matters involving amendments to the Transportation Improvement Program (TIP) a minimum seven (7) day comment period shall be utilized prior to approval by the Transportation Policy Committee. Additional notice may be provided through meetings of the Transportation Technical Committee in advance of action by the Policy Committee.

Table 2  
Region 9 Federal-Aid  
Transportation Alternatives Program (TAP)

Balance Carried Over From 2016	2017	2018	2019	2020
TAP Target	\$86,202	\$86,000	\$86,000	\$86,000
Total Available for Programming	\$621,906	\$561,602	\$442,842	\$96,842
Total TAP Programmed	\$146,304	\$204,760	\$432,000	\$0
TAP Balance*	\$535,704	\$475,602	\$356,842	\$96,842
TAP Programmed Projects Remaining		Federal Share of Project	Annual Element (FFY)	Policy Approval (CY)
Blue Grass Multi-Use Trail Phase I		\$170,925	2010	2006
Cypress & 5 <sup>th</sup> St on the west side of the street, (4 <sup>th</sup> St. to Summit St.) and Intersection Crossing at Cypress & 5 <sup>th</sup> St.		\$146,304	2017	2015
N. Mississippi Street/Y40 (Mayne St.-Lauretta St.)		\$204,760	2018	2015
Westside Trail (Musser Park/Wiggens Road-Muscatine County's Discovery Park)		\$432,000	2019	2015

Source: Iowa DOT and Bi-State Regional Commission

\* The balance for FFY 2016 reflects project(s) funded/underway. TEP funds remaining from SAFETEA-LU will be combined with TAP funds for programming.

**Transportation Alternatives Programs Setaside (TAP)**

Under FAST, the Transportation Improvement Program (TAP) program is a setaside from the STP program. The TAP program provides funding to expand travel choices and improve the transportation experience. Transportation Alternatives Program projects improve the cultural, historic, aesthetic, and environmental aspects of transportation infrastructure. Each year, Region 9 is designated to receive a portion of TAP funds. As with STP funds, programming of regional TAP funds is a responsibility of the Policy Committee. A TAP ranking sheet is included in the Appendix B. Given the limited amount and uncertainty of targeted funds, Region 9 TAP projects are programmed on a regular but not necessarily annual basis. The Iowa Department of Transportation has calculated the TAP targets for FFY17-FFY20 as shown in Table 2. A solicitation for projects was distributed in fall of 2014, and three project applications were received. All three projects were rewarded the requested funds with a 10% decrease of what was originally requested. This allowed for all projects to be 70% funded with a 30% local match. There will most likely be another solicitation round this upcoming fall 2016 or the in fall 2017.

**Iowa Bridge Program**

Priority for bridge projects is evaluated by ranking submitted projects based on the latest inspection that was approved in the Structure Inventory and Inspection Management System (SIIMS) of the Iowa DOT.

If a city wishes to place a bridge on the candidate list, the city submits a request, on official letterhead, that includes the federal structural number, street name, feature crossed, and the most recent cost estimate available. The request needs to be signed by a local official (for example city engineer, public works director, mayor, etc.) Counties

# Tab H – Matching Funds

*The Pearls of Progress Project*  
*(Westside Trail TAP Funding)*



CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – November 20, 2014

Mayor Hopkins called the City Council meeting for Thursday, November 20, 2014, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread.

The meeting began with the Pledge of Allegiance.

Nancy Snaadt of Alliant Energy stated that once a year she likes to update City Council on Alliant Energy's activities. She listed the various ways Alliant Energy supports the City of Muscatine and stated she was pleased to see the number of active rebate recipients in the community. She stated the office located in Muscatine has been increased by two employees.

Councilmember Rehwaldt asked why there was an increase in the employees.

Ms. Snaadt stated Alliant Energy is trying to prepare for the future as current employees retire.

Acting City Administrator Randy Hill stated that Public Works has contact with Alliant Energy on a regular basis and that Ann Kreiss from the Muscatine office is very cooperative.

#23008. Councilmember Spread, seconded by Councilmember Phillips, moved the Consent Agenda be approved as follows:

- Regular City Council minutes of November 6, 2014, Special Council minutes for November 13, 2014, and In-Depth minutes for November 13, 2014
- Renewal of a Class "C" Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2<sup>nd</sup> Street – Antonio Sosa (pending inspections); renewal of a Class "C" Liquor License and Sunday Sales for Pla-Mor Lanes, 1411 Grandview Avenue – Muscatine Properties Inc. (pending inspections and insurance); and renewal of a Class "B" Native Wine Permit, Class "C" Liquor License and Sunday Sales for GeoJohnz, 203 East 2<sup>nd</sup> Street – GeoJohnz LLC (pending inspections and insurance)
- Approval of Revitalization Property Tax Abatement
- Filing of Communications 12A-D
- Bills for Approval totaling \$1,840,136.86

Peggy Gordon and Erin Dindinger, representing the Citizens for an Offleash Muscatine Park (COMP) were present to request City Council approve the use of city property (Transfer Station field) for a dog park. The two presented a power point outlining the proposed dog park. The group is asking City Council for use 8 of the 14 useable acres as proposed contingent upon obtaining the necessary funding.

#23009. Councilmember Bynum moved the request be approved contingent on COMP raising the necessary funds. Seconded by Councilmember Phillips.

There was discussion concerning the proposed dog park.

Vote – All ayes; motion carried.

#23010. Councilmember Bynum moved the resolution be adopted approving changes to the Section 8 Administrative Plan. Seconded by Councilmember Phillips. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Eric J. Thomsen, 1600 Oregon Street, Muscatine, IA 52761, Phone: (563) 264-4718

**Taxpayer Information:** (Name and complete address)

City of Muscatine, 215 Sycamore Street, Muscatine, Iowa 52761

**Return Document To:** (Name and complete address)

City of Muscatine, c/o Adam Thompson, 215 Sycamore Street, Muscatine, Iowa 52761

**Grantors:**

Kent Corporation Charitable Foundation;  
f/k/a Muscatine Foods Charitable Foundation;  
f/k/a Kent-Stein Foundation

**Grantees:**

City of Muscatine

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Eric Thomsen	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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## QUIT CLAIM DEED

For the consideration of 10 Dollar(s) and other valuable consideration,  
Kent Corporation Charitable Foundation; f/k/a Muscatine Foods Corporation Charitable Foundation;  
f/k/a Kent-Stein Foundation do hereby  
Quit Claim to The City of Muscatine

\_\_\_\_\_ all our right, title, interest, estate,  
claim and demand in the following described real estate in \_\_\_\_\_ Muscatine \_\_\_\_\_ County, Iowa:  
Parcel J, as described in Plat of Survey NE1/4 of the SE 1/4 of Sec. 4, Township 76 N, Range 2 W, 5th  
Principal Meridian

Containing ± 0.628 acres more or less

This deed is exempt from the tax on real estate transfers pursuant to Iowa Code 428A.2(6).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and  
to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the  
singular or plural number, and as masculine or feminine gender, according to the context.

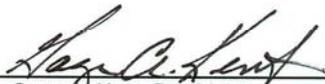
Dated: April 16, 2015

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

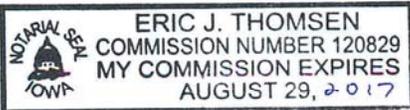
\_\_\_\_\_  
(Grantor)

Kent Corporation Charitable Foundation  
f/k/a Muscatine Foods Charitable Foundation  
f/k/a Kent-Stein Foundation

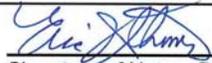


By Gage A. Kent, President (Grantor)

STATE OF Iowa, COUNTY OF Muscatine  
This record was acknowledged before me this 16 day of April, 2015, by  
Gage A. Kent



ERIC J. THOMSEN  
COMMISSION NUMBER 120829  
MY COMMISSION EXPIRES  
AUGUST 29, 2017



Signature of Notary Public

# Tab H – Matching Funds

***The Pearls of Progress Project***  
*(Kent Corporation Charitable  
Foundations Land Donation for Dog Park)*



**Sara Bauer**  
**Legal Assistant**  
**Sara.bauer@kentww.com**  
**Phone: (563)264-4415**

VIA US MAIL

April 16, 2015

Mr. Adam Thompson  
City of Muscatine  
215 Sycamore Street  
Muscatine, IA 52761

RE: Quit Claim Deed

Dear Mr. Thompson:

Enclosed please find an executed Quit Claim Deed for the property being conveyed by Kent Corporation Charitable Foundation to the City of Muscatine. Thank you.

Sincerely,

  
Sara Bauer

Enclosure

---

**Kent Corporation**  
2905 U.S. Highway 61 North, Muscatine, IA 52761  
(563) 264-4211  
www.kentww.com



Fangman, Andrew <afangman@muscatineiowa.gov>

---

### Information for the CAT grant

---

**Peggy Gordon** <pgordon@machlink.com>  
To: "Fangman, Andrew" <afangman@muscatineiowa.gov>  
Cc: Erin Dindlger <dindlger@machlink.com>

Fri, Jul 7, 2017 at 2:44 PM

Andrew

Here is the info since the beginning of the project|

Current balance.     \$6207.69

Collected funds.    \$25,132.29. (Total)

  Grants.             \$ 2,580.00

  Interest.            456.78

  Donations.          22,095.51

Expenses.            \$15,887.82

  Land prep, seed, engineering, event supplies

Total donations.    187

  Some are cash collections or online event registrations and were counted as 1 deposit per event

Let me know if you have questions.

Peg

Sent from my iPad

> On Jul 6, 2017, at 4:30 PM, Fangman, Andrew <afangman@muscatineiowa.gov> wrote:

>

[Quoted text hidden]

**MUSCATINE COUNTY ADMINISTRATION OFFICE**

414 E. 3<sup>rd</sup> Street, Suite 101, Muscatine, IA 52761-4142

Phone: 563-263-5317 Fax: 563-288-4235

Nancy Schreiber, Director, Administrative Services  
Sherry Seright, Budget Administrator  
Kelly Irwin, Administrative Secretary

e-mail: [nschreiber@co.muscatine.ia.us](mailto:nschreiber@co.muscatine.ia.us)  
e-mail: [sseright@co.muscatine.ia.us](mailto:sseright@co.muscatine.ia.us)  
e-mail: [kelly.irwin@co.muscatine.ia.us](mailto:kelly.irwin@co.muscatine.ia.us)

---

July 12, 2017

To support of the development of Deep Lakes Park, the Muscatine County Board of Supervisors, on behalf of the Muscatine County Conservation Board, approved the attached Resolution #03-14-16-01, committing \$500,000 to the project.

Conservation's Deep Lakes Park converts what could have been abandoned property into a unique asset that will contribute to the entire Muscatine area.

Regards,



Sherry Seright  
Budget Administrator  
Muscatine County

**RESOLUTION #03-14-16-01**  
**RESOLUTION EXPRESSING INTENT TO ENTER INTO A LOAN AGREEMENT**

WHEREAS, the Board of Supervisors (the "Board") of Muscatine County, Iowa (the "County"), has heretofore proposed to enter into a loan agreement (the "Loan Agreement") in a principal amount not to exceed \$500,000, pursuant to the provisions of Section 331.402 of the Code of Iowa, related to borrowing funds on behalf of the Muscatine County Conservation Board for the purpose of constructing cabins at Deep Lakes Park, and has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, the County intends to enter into the Loan Agreement in the future;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

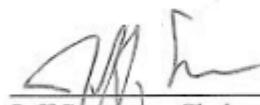
Section 1. The County hereby determines to enter into the Loan Agreement in the future, providing for a loan to the County in a principal amount not to exceed \$500,000 for the purpose set forth in the preamble hereof, and the Board declares that this resolution constitutes the additional action required by Section 331.402 of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 14<sup>th</sup> day of March, 2016.

ATTEST:

  
Leslie A. Soule  
Muscatine County Auditor

  
\_\_\_\_\_  
Jeff Sorensen, Chairperson  
Muscatine County Board of Supervisors

Prepared by Andrew Fangman, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

**RESOLUTION NO. 93916-0717**

**A RESOLUTION AUTHORIZING AN APPLICATION WITH THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR COMMUNITY ATTRACTION & TOURISM PROGRAM FUNDING FOR THE PEARL OF THE PEARLS OF PROGRESS PROJECT**

**WHEREAS**, the State of Iowa, through the Iowa Economic Development Authority, has funded the Community Attraction & Tourism Program to assist communities in the development and creation of multiple purpose attraction and tourism facilities; and

**WHEREAS**, The Pearls of Progress Project in Muscatine, Iowa, requires Community Attractions & Tourism funds in order to complete the construction of public recreational, cultural and entertainment attractions described in its grant application; and

**WHEREAS**, the City of Muscatine supports Pearls of Progress Project and views the project as having a positive cultural and economic impact on the community; and

**WHEREAS**, an application has been prepared requesting Community Attraction & Tourism Program funding in the amount of \$1,000,000; and

**WHEREAS**, such application should be approved as to form and content; and;

**NOW, THEREFORE, BE IT RESOLVED**, that the application with the Iowa Department of Economic Development for Community Attraction & Tourism Program funding for the pearls of progress project is hereby approved as to form and content.

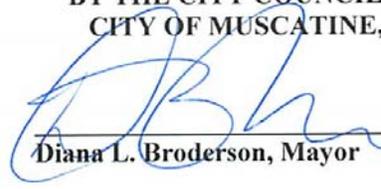
**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized to execute and file the application on behalf of the City of Muscatine, with the Iowa Economic Development Authority for Community Attraction & Tourism Program funding for the Pearls of Progress Project.

**BE IT FURTHER RESOLVED**, that the City of Muscatine, Iowa does hereby commit to address funding for Pearls of Progress Project as outlined in the application at the appropriate time in the City’s budgeting process.

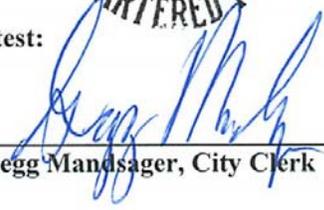
PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of July 2017.

BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA



  
\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

  
\_\_\_\_\_  
Gregg Mandesager, City Clerk

## ***Planning Principles***

***Efficient and effective use of land resources and existing infrastructure by encouraging development in areas with existing infrastructure or capacity to avoid costly duplication of services and costly use of land.***

All four component projects of the Pearls of Progress Project make efficient and effective use of land resources and existing infrastructure.

- The conversion of the former HNI headquarters building into Musser Public Library & HNI Community Center will create a complete state of the art library and community center in the heart of downtown Muscatine without necessitating the need to construct any new structures, infrastructure, or parking areas.
- The parking lot, drinking fountains, picnic shelter, and informational kiosks constructed as part of the Muscatine Community Dog Park will also function as a major trailhead on the City of Muscatine trail network. The dog park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail. The dog park is also connected directly to this junction by a one-mile loop trail that runs on the west side of Houser Street around City-owned property that includes the Dog Park, a native prairie planting, the compost site, the Muscatine Transfer Station, and the Muscatine Slough. The ability for the parking lot, drinking fountains, etc. to also serve as a trailhead provides substantial savings over the cost of separately developing such facilities for each of the three projects and provides a much better return on the dollars invested for these establishments. In addition to the 19 parking spaces that will be constructed, overflow parking for an additional 25 parking spaces will be provided the existing access road.
- The Westside Trail will leverage previous investments in trail infrastructure by linking together two disconnected trail networks, a 3.5-mile system located in northwest Muscatine, and an approximately ten mile trail stretching from Deep Lakes Park along the Mississippi River through downtown Muscatine to the eastern terminus at Solomon Road just east of the Muscatine city limits.
- The Deep Lakes Park Cabins are located in such a manner to maximize benefits from previous investment made in Deep Lakes Park, notably the trail network which will directly link these cabins to every major visitor attraction in Muscatine.

***Provision for a variety of transportation choices, including pedestrian traffic.***

All four component projects of the Pearls of Progress Project provide for a variety of transportation choices.

- The future location of the Musser Public Library and HNI Community Center maximizes the available transportation choices for those traveling to the building. In addition to adequate off street parking, an amenity the current library site lacks, this site is served directly by public transportation and is located within one block of the Riverfront trail with excellent sidewalks connecting it directly to the trail.

- The Muscatine Community Dog Park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail. This gives excellent bike and pedestrian access to the dog park from the north, south, and east. There is very little residential development to the west of the Muscatine Community Dog Park.
- The Westside Trail will significantly increase transportation choices for the entire west side of Muscatine. The west side of Muscatine is bisected by a line of bluffs that create a significant impediment for pedestrians to travel by foot or bike safely. Currently, there is a 1.5 mile stretch of these bluffs through which there is no safe route for pedestrians or bicyclists to travel. There are significant recreational, educational, and commercial amenities located on either side of the bluffs, which give nearby residents need to traverse the relatively short distance through the bluffs on foot or by bike. Construction of the Westside Trail will create the first safe route for doing so.
- The Deep Lakes Cabins are directly tied to the City-wide trail network.

***Maintenance of a unique sense of place by respecting local, cultural, and natural features.***

All four component projects of the Pearls of Progress Project help maintain a unique sense of place by respecting local, cultural, and natural environmental features.

- The building which will house the Musser Public Library and HNI Community Center was originally constructed in 1930 and has long been a notable feature in downtown Muscatine. In 2005 it underwent a major renovation into an office building by HNI Corporation, the further adaptive reuse of this building to as a library and community center will help maintain the unique sense of place that downtown Muscatine possesses by simultaneously creating a much needed new library and community center, ensuring the preservation of a building that helps give downtown is historical character.
- One of the natural environmental features that most defines the Muscatine area are the bluffs that run near the Mississippi River. The Westside Trail will be the first recreational amenity that will give the public direct access to these defining natural features.
- The 435 acres of Deep Lakes Park contains approximately 120 acres of open water spread across more than 20 individual and interconnected lakes. The balance of Deep Lakes Park is comprised of sand dunes, grassy and brushy areas, and established cedar and cottonwood trees. The unique physical attributes of the Deep Lakes Park landscape give it the potential to become an attraction that improves the quality of life in Muscatine and which attracts visitors from a wider area. The Deep Lakes Parks cabins are the next step implementing the vision of the Deep Lakes Parks Master Plan, which aims to maximize the recreational opportunities, create the unique natural environmental features of the park, for residents and visitors.
- The layout of the Muscatine Community Dog Park was done in a manner to avoid wetlands and floodplain.

### ***Conservation of open space and farmland and preservation of critical environmental areas.***

The Pearls of Progress Project helps conserve open space and farmland and preserve of critical environmental areas.

- The reuse of the former HNI headquarters building for the new Musser Public Library and HNI Community Center helps preserve open space and farmland by placing the new library and community center on an already developed site in downtown Muscatine.
- The siting of the Muscatine Community Dog Park has directly lead to the creation of the Houser Pollinator Park. When the City Council dedicated six acres of City-owned land that previously leased out for agricultural purposes it left an additional eight acres of formerly farmed land with no designated use. The Houser Pollinator Park a joint project between the United States Fish and Wildlife Service and the Muscatine Pollinator Project launched in 2017 to plant this former agricultural field with diverse, native pollinator seed mixes. This seed mix will provide host plants and nectar sources for an array of pollinators to include butterflies, moths, beetles, bees, and bats while also providing food and shelter for birds and mammals, and other species. Native bees and the monarch butterfly, which have seen recent population declines, will benefit greatly from this restored habitat. In addition to providing a critically-needed pollinator habitat, this site will function as an outdoor classroom to demonstrate the importance of pollinators in the landscape. Over time, and with proper management, this diverse prairie will provide structural heterogeneity across the project site and provide a collectible seed source for dispersal to other areas, thus returning degraded landscapes to healthy, diverse ecosystems through ecological restoration.

### ***Promotion of the safety, livability, and revitalization of existing urban and rural communities.***

The Pearls of Progress Project helps promote the safety, livability, and revitalization.

- The reuse of the former HNI headquarters building for the new Musser Public Library and HNI Community Center significantly helps the livability and revitalization of Muscatine in two major ways. A library that meets the current and future needs of the community is a critical component of vital and livable community, and the new Musser Public Library and HNI Community Center will replace the current outdated library facility that no longer meets all the community's needs, with a facility that meets the of Muscatine's library needs well into the twenty-first century. It will also address the lack of public meeting space in Muscatine. The new library will also play a major role in the continuing revitalization of downtown Muscatine by serving as the eastern anchor of downtown that will draw people into downtown Muscatine with the resulting spillover helping further the revitalization of downtown. A more with the resulting spillover helping further the revitalization of downtown into a more vibrant downtown significantly enhancing the livability of Muscatine as a whole.
- The Westside Trail will, as previously discussed in this tab, significantly enhance the safety of bikers and pedestrians on the west side of Muscatine. A complete and comprehensive trail network is a major component of the community's vision of what Muscatine should be. The Westside Trail is a critical component in the creation of such a trail network.

- There is a growing consensus that an off-leash dog park is a vital and necessary part of a community’s recreational and wellness infrastructure, and is an amenity that Muscatine is currently lacking. The first off-leash dog park in the United States opened in 1979. Since then, the growth rate in the number of off-leash dog parks has exceeded the overall growth rate of parks by tenfold. There are now over 2,900 off-leash dog parks in the United States with nearly 50% of jurisdictions that operate park facilities having an off-leash dog park. In recent years numerous off-leash dog parks have been built in communities across eastern Iowa including Iowa City, Davenport, Bettendorf, Burlington, Clinton, and Cedar Rapids. Muscatine needs to address this gap in its recreational infrastructure .

**Construction and promotion of developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.**

The Pearls of Progress Project is being developed in a manner that conserves natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

- The reuse of the former HNI headquarters in which the Musser Public Library and HNI Community Center is currently located is LEED Silver certified, as a result of renovations by HNI in 2005. The building will maintain its LEED silver status after conversion into Musser Public Library and HNI Community Center.



- The Westside Trail significantly enhances bike and pedestrian mobility and will create more opportunities for community members to travel by non-motorized means.
- The Muscatine Dog Park has been designed and situated so that many of the amenities that will be constructed as part of the dog park will also serve as a major trailhead at a major junction on Muscatine’s trail network.
- Deep Lakes Park is an excellent example of adaptive reuse. Upon completion, an area of former gravel and sand mining operations will be converted into a regionally significant recreational asset.

## Technology & Values

Over time the library has transitioned from being the stereotypical vault of knowledge into a forward-looking institution, acquiring and making available the newest technologies in an effort to keep the community abreast of real-world changes and applications. The library provides free WiFi, scanners, printers, copiers and proctored exam services. As the library moves into its new facility, it will continue to provide all this and more, including self-check machines, loanable tablets and laptops and A/V teleconferencing capabilities and internet hotspots that can be checked out just like a book; all at no charge.

The Musser Public Library is building a new web page in conjunction with its new building and through this online portal will provide, eBooks, eMagazines, eMusic, Local History Databases, an online community event calendar and much, much more. All of this will be accessible with an internet connection and a library card.

For the area of fine arts, the Musser Public Library and HNI Community Center will display large-scale rotating prints of Oscar Grossheim’s work which showcases the city’s history and community in a way that speaks to the broader historical trends of the upper Midwest from the 1890s to the 1940s. The new library and community center will host regular music programming and collaborate more with the local symphony, the Arts Council, and the University of Iowa Art Share program. A local donor has also provided for a portable, outdoor stage to assist with local theater productions for both fine art and recreational programming.

The former HNI Corporation headquarters, in which the Musser Public Library and HNI Community Center will be located is LEED Silver certified. The building will maintain its LEED Silver status after conversion into Musser Public Library and HNI Community Center. The Musser Public Library and HNI Community Center will offer multiple meeting rooms for organizations, non-profit groups, and individuals to collaborate. The library and community center will become the community gathering space in Muscatine. This adaptive reuse of an office building can be a model for other Iowa communities.

In July of 2014, Muscatine achieved a significant milestone in ongoing effort to improve community health and well-being when certification as a Blue Zones Community was achieved. Blue Zones areas are places where people live measurably longer, happier lives with lower rates of chronic disease and a higher quality of life. Dan Buettner documented five Blue Zones areas in his New York Times best-selling book and identified shared lifestyle traits. The Blue Zones Project, sponsored by Wellmark Blue Cross and Blue Shield in collaboration with Healthways, is a community-by-community well-being improvement initiative designed to make healthy choices easier through permanent changes to the environment, policy, and social networks. To become a Blue Zones Certified Community, certain milestones have to be reached:

- 50% of the top-20 identified worksites have to become a designated Blue Zones Worksite;
- 25% of schools have to become a designated Blue Zones School;
- 25% of restaurants have to become a designated Blue Zones Restaurant;
- 25% of grocery stores have to become a designated Blue Zones Grocery Store;
- 20% of citizens must be engaged in Blue Zones Project across the community;
- Successful completion of the Blue Zones Community Policy bundle.

Certification as a Blue Zones Community did not end Muscatine’s Blue Zones effort or the larger push to improve community health and well-being. One of the core principles of the Blue Zones Project is making changes to the built environment that help make physical activity an integral part of people’s daily life to do this walking and biking must be made more desirable by creating a more bike-and-pedestrian friendly environment. Past major milestones of this effort include.

- In 2013, the Muscatine City Council passed a Complete Streets policy that was nationally recognized as one of the best complete street policies in the country by Smart Growth America. Complete Streets policies ensure roads are safe for all users, including pedestrians and bicyclists.
- Two major complete street projects have been completed, the reconstruction of Cedar Street and Colorado Street. The Cedar Street corridor, which connects the students and community around three schools, the Community YMCA and the hospital, was made into a safe and attractive route for pedestrians and bicyclists, through the inclusions of a biking and walking trail, and sidewalks, etc.
- The Colorado Street reconstruction project added sidewalks and safe crossing zones so students could move naturally and safely to Colorado Elementary School, for the first time.
- The Mississippi Drive Corridor Project, which is currently under construction, will convert 1.6 miles of former state highway that forms a barrier between downtown and the riverfront into a safe and attractive environment for street users of all ages and abilities and connects the downtown to the riverfront.
- The Grandview Avenue Corridor Project, on which construction will begin in 2019, will then convert 2.2 miles of a former state highway with no provisions for bikes and pedestrians into a complete street.
- A bike and pedestrian master plan was adopted, the plan details the approximately 7 miles of new sidewalks and 15 new trails that will have to be constructed to fully realize the communities vision of “all members of the community having the opportunity to travel safely to their destination by foot, bike or by other non-motorized means.”
- The City has begun to make an annual allocation to construct sidewalks in locations currently lacking sidewalks. Since 2014 approximately 5.75 miles of sidewalk have been constructed in locations previously lacking sidewalks. During the same period, of time more than 5 miles of trails have been built.

The Westside Trail is the next step project in Muscatine’s ongoing effort to create a built environment to promotes community health. Completion of this trail will fully connect by trail all key recreational amenities in Muscatine and significantly increase bike and pedestrian mobility on the west side of Muscatine.

The Muscatine Community Dog Park will be an entirely new type of recreational amenity in Muscatine, and will create the opportunity for physical activities that do not currently exist. Deep Lakes Park is a major new recreational amenity in area of the Muscatine community that was greatly underserved by existing parks and recreational facilities.