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**COMMUNITY DEVELOPMENT
MEMORANDUM**

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

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Steven Boka, Director of Community Development

From: Jim Rudisill, Planning/CD Coordinator

Date: December 30, 2012

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

INTRODUCTION:

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

Successful applications from communities the size of Muscatine could be awarded up to \$500,000 for building façade improvements and other downtown revitalization projects. To qualify for the program, applications must meet one of several national objectives. The Muscatine Community Development staff has identified the slum or blight national objective as the best suited for an application from the city. A targeted area of the downtown has also been identified and meetings either held or scheduled with property owners. Owners holding a majority of the properties within the proposed target area have indicated interest and support in participating in the program.

BACKGROUND:

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

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

The CDBG program requires a public hearing to be held prior to the submission of an application. The public hearing must address specific issues relating to the city's application and specific activities if a grant is awarded. The list of those specific issues to be addressed during the public hearing is attached and should be reviewed during the public hearing. The minutes of the public hearing must include this list and the discussion conducted by the council.

RECOMMENDATION/RATIONALE:

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

To comply with the CDBG requirements, the attached list of issues must be presented and discussed during the public hearing.

BACKUP INFORMATION:

1. Public Hearing Issues (List to be read during the public hearing and included in the minutes of the public hearing (along with any additional discussion).

**2012 COMMUNITY DEVELOPMENT BLOCK GRANT
DOWNTOWN REVITALIZATION GRANT PROGRAM PUBLIC HEARING**

Thursday, January 3, 2013

The following issues were introduced and discussed by the Muscatine City Council during the public hearing on the 2012 Community Development Block Grant (CDBG) Downtown Revitalization Grant Program:

1. How was the need for the activities identified?

City staff met with a representative of the Iowa Economic Development Authority (IEDA) and also discussed the program guidelines with the IEDA program manager. After establishing the city was eligible for the program through these discussions, the staff identified a target area and contacted property owners within that target area. A consulting architect was also recruited to provide volunteer design development. Through the combination of contacts with the property owners and the architect, a defined project scope of eligible activities was developed.

2. How will the proposed activities be funded and the source of funds?

A maximum CDBG grant of \$500,000 is anticipated to be matched by contributions from the property owners and other possible private sources.

3. When will the CDBG application be submitted?

The deadline for submitting the CDBG Downtown Revitalization Grant Program application is 11:59 p.m. on Wednesday, January 30, 2013.

4. What is the requested amount of federal funds?

The amount of federal funds anticipated to be requested is \$500,000.

5. What is the estimated portion of federal funds that will benefit low- and moderate-income persons?

It is estimated that 100% of the federal funds being requested will benefit low- and moderate-income persons either directly through assistance provided to eligible property owners; or by improving businesses that provide services to LMI individuals and families.

6. Where will the proposed activities be conducted?

A target area comprised of the south side of the 100 and 200 blocks of East Second Street and the 100 block of Iowa Avenue, all located within the Muscatine Commercial Downtown Historic District, has been identified as the site for the proposed activities.

7. What are the plans to minimize displacement of persons and businesses resulting of funded activities?

No persons or businesses will be displaced by any funded activities.

8. What are the plans to assist persons actually displaced?

No persons will be displaced by any funded activities.

9. What is the nature of the proposed activities?

The proposed activities will include restoration/repair/replacement of historic rear and front facades and windows, removal of electrical lines attached to the buildings, replacement of deteriorated brick and other repairs.